

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/9-11 CAMPBELL STREET FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,125

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10/8 RESERVOIR ROAD FRANKSTON VIC 3199	\$430,000	09-Nov-22
2/16-18 BURNS STREET FRANKSTON VIC 3199	\$450,000	21-Nov-22
19/2 SPRAY STREET FRANKSTON VIC 3199	\$460,000	23-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 November 2022


**10/8 RESERVOIR ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$430,000** Sold Date **09-Nov-22**

Distance **0.57km**

**2/16-18 BURNS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$450,000** ^{UN} Sold Date **21-Nov-22**

Distance **1.03km**

**19/2 SPRAY STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

^{RS} **\$460,000** Sold Date **23-Jun-22**

Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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