

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

2/127 BEACH 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/134-136 WILLIAMS STREET FRANKSTON VIC 3199	\$400,000	10-Mar-23
3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	-
8/199-201 BEACH STREET FRANKSTON VIC 3199	\$397,500	12-Apr-23

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: 17 August 2023



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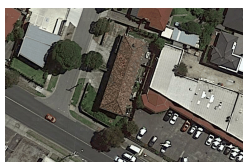


**4/134-136 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$400,000** Sold Date **10-Mar-23**

Distance **1.29km**



**3/127 BEACH STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$391,000** Sold Date **-**

Distance **0.01km**



**8/199-201 BEACH STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$397,500** Sold Date **12-Apr-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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