

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

3/6 MEREWETHER AVENUE 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

1/21 OVERTON ROAD SEAFORD VIC 3198	\$495,000	05-Dec-23
7/7-9 RODNEY COURT FRANKSTON VIC 3199	\$451,500	23-Oct-23
3/34 LEWIS STREET FRANKSTON VIC 3199	\$525,000	01-Nov-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: 24 January 2024



**1/21 OVERTON ROAD SEAFORD
VIC 3198**

Sold Price

^{RS}

\$495,000

Sold Date

05-Dec-23

2

1

1

Distance

0.75km



**7/7-9 RODNEY COURT
FRANKSTON VIC 3199**

Sold Price

\$451,500

Sold Date

23-Oct-23

2

1

1

Distance

0.46km



**3/34 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

\$525,000

Sold Date

01-Nov-23

2

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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