

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

6/3-5 KARS 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

\$879,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 2024

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

5/68-70 NOLAN STREET FRANKSTON VIC 3199	\$840,000	23-Oct-23
3/45 KARS STREET FRANKSTON VIC 3199	\$820,000	10-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: 05 March 2024

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**5/68-70 NOLAN STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$840,000** Sold Date **23-Oct-23**

Distance **0.33km**



**3/45 KARS STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price **\$820,000** Sold Date **10-Nov-23**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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