

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

4/49-51 NOLAN 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

5 CECIL STREET FRANKSTON VIC 3199	\$510,000	06-Mar-23
9/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	29-Mar-23
1/6 LEWIS STREET FRANKSTON VIC 3199	\$530,000	07-Mar-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: 20 July 2023



5 CECIL STREET FRANKSTON VIC 3199

Sold Price

\$510,000

Sold Date

06-Mar-23

2

1

1

Distance

0.64km



9/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199

Sold Price

\$530,000

Sold Date

29-Mar-23

2

1

1

Distance

0.72km



1/6 LEWIS STREET FRANKSTON VIC 3199

Sold Price

Sold Date

07-Mar-23

2

1

2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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