

## 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

320/16 CLYDE STREET MALL FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$200,000

&

\$210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

415/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$210,000	03-Jan-24
411/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$205,000	03-Dec-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: 22 January 2025

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**415/16 CLYDE STREET MALL  
FRANKSTON VIC 3199**

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Sold Price **\$210,000** Sold Date **03-Jan-24**Distance **0km****411/16 CLYDE STREET MALL  
FRANKSTON VIC 3199**

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Sold Price **\$205,000** Sold Date **03-Dec-22**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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