

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

5/8 EBDAL 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

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

8 EBDAL STREET FRANKSTON VIC 3199	-	-
2/8 EBDAL STREET FRANKSTON VIC 3199	\$378,000	28-May-24
2/8 EBDAL STREET FRANKSTON VIC 3199	\$380,000	30-Apr-24

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: 09 September 2024

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**8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

- Sold Date

-

 2

 1

 1

Distance

0km


**2/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$378,000**

Sold Date **28-May-24**
 2

 1

 1

Distance

0km



Sold Price

^{RS} **\$380,000**

Sold Date **30-Apr-24**
 2

 1

 1

Distance

0.01km


**9/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$378,000**

Sold Date **28-May-24**
 2

 1

 1

Distance

0km


**1/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$377,500**

Sold Date **28-Jun-24**
 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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