

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

8/21-23 Williams 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

3/4 Denbigh Street Frankston VIC 3199	\$593,970	25-Feb-21
4/48-50 High Street Frankston VIC 3199	\$517,500	26-Mar-21

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: 14 April 2021



**3/4 Denbigh Street Frankston VIC
3199**

Sold Price

\$593,970

Sold Date

25-Feb-21

 2

 1

 1

Distance

0.3km



**4/48-50 High Street Frankston VIC
3199**

Sold Price

^{RS} **\$517,500**

Sold Date

26-Mar-21

 2

 1

 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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