

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

3/33 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

\$438,500

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

7/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$472,000	20-Mar-23
14/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$458,000	10-Feb-23
7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$420,000	19-Feb-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: 27 July 2023



**7/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$472,000** Sold Date **20-Mar-23**

Distance **1.74km**



**14/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$458,000** Sold Date **10-Feb-23**

Distance **1.79km**



**7/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$420,000** Sold Date **19-Feb-23**

Distance **1.81km**

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

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