### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

postcode	Including suburb and	
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$479,950

#### Median sale price

Median price	\$535,000	Pro	perty Type	Unit		Suburb	Frankston
Period - From	01/10/2023	to	30/09/2024		Source	REIV	

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	6/33 Deane St FRANKSTON 3199	\$470,000	26/09/2024
2	1/6 Reservoir Rd FRANKSTON 3199	\$470,000	24/08/2024
3			

#### 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 six months.

This Statement of Information was prepared on:	15/11/2024 14:49



Date of sale







Rooms: 4

Property Type: Unit Land Size: 300 sqm approx

**Agent Comments** 

Indicative Selling Price \$479,950 Median Unit Price Year ending September 2024: \$535,000

# Comparable Properties

6/33 Deane St FRANKSTON 3199 (REI)

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2





<del>6</del>

**Agent Comments** 

**Price:** \$470,000 **Method:** 

Date: 26/09/2024 Property Type: Unit

1/6 Reservoir Rd FRANKSTON 3199 (REI)

2





**a**.

**Agent Comments** 

Price: \$470,000 Method:

Date: 24/08/2024

Property Type: Apartment

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 six months.

Account - Fosterfroling Real Estate | P: 03 9781 3366





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