

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

1/33 Deane Street, Frankston Vic 3199

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

Property 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 six 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
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



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)

Agent Comments



Price: \$470,000
Method:
Date: 26/09/2024
Property Type: Unit

1/6 Reservoir Rd FRANKSTON 3199 (REI)

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