

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

4 QUEEN 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

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

5/11-13 SHERIDAN AVENUE FRANKSTON VIC 3199	\$600,000	04-Aug-22
2/49-51 NOLAN STREET FRANKSTON VIC 3199	\$615,000	08-Jul-22
6/12-14 HIGH STREET FRANKSTON VIC 3199	\$632,000	22-May-22

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 November 2022

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**5/11-13 SHERIDAN AVENUE
 FRANKSTON VIC 3199**

2 1 1

Sold Price **\$600,000** Sold Date **04-Aug-22**

Distance **1km**



**2/49-51 NOLAN STREET
 FRANKSTON VIC 3199**

2 1 1

Sold Price **\$615,000** Sold Date **08-Jul-22**

Distance **1.29km**



**6/12-14 HIGH STREET FRANKSTON
 VIC 3199**

2 1 1

Sold Price **\$632,000** Sold Date **22-May-22**

Distance **1.49km**

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

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