

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

2/63 FRANKSTON-FLINDERS ROAD 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

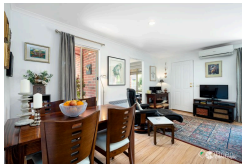
11/4-6 FOOT STREET FRANKSTON VIC 3199	\$430,000	21-Feb-23
4/134-136 WILLIAMS STREET FRANKSTON VIC 3199	\$400,000	10-Mar-23
8/199-201 BEACH STREET FRANKSTON VIC 3199	\$397,500	12-Apr-23

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: 21 August 2023

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**11/4-6 FOOT STREET FRANKSTON
VIC 3199**

Sold Price

\$430,000

Sold Date

21-Feb-23

2 1 1

Distance

0.3km



**4/134-136 WILLIAMS STREET
FRANKSTON VIC 3199**

Sold Price

\$400,000

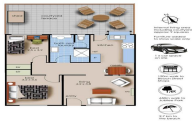
Sold Date

10-Mar-23

2 1 1

Distance

0.37km



**8/199-201 BEACH STREET
FRANKSTON VIC 3199**

Sold Price

\$397,500

Sold Date

12-Apr-23

2 1 1

Distance

1.21km

8/199-201 Beach Street, Frankston
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RS = Recent sale **UN** = Undisclosed Sale

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