

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

8/1-3 SKYE 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

3/5 HOPE COURT FRANKSTON VIC 3199	\$405,000	09-May-23
1/8A CARDER AVENUE SEAFORD VIC 3198	\$400,000	02-May-23
3/18 CARDER AVENUE SEAFORD VIC 3198	\$405,000	03-Mar-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.~~

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3/5 HOPE COURT FRANKSTON VIC 3199

Sold Price

\$405,000 Sold Date **09-May-23**

 2  1  1

Distance **0.51km**



1/8A CARDER AVENUE SEAFORD VIC 3198

Sold Price

\$400,000 Sold Date **02-May-23**

 2  1  2

Distance **0.69km**



3/18 CARDER AVENUE SEAFORD VIC 3198

Sold Price

\$405,000 Sold Date **03-Mar-23**

 2  1  1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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