

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

7/18 RESERVOIR ROAD, FRANKSTON, VIC 3199

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

\$275,000

&

\$299,000

Median sale price

Median Price

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales

These are the 4 properties sold within 1.5 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

1/5-8 GOVERNMENT ROAD FRANKSTON 3199	 1  1  1	\$317,500	05-Oct-22
4/6 TULUM COURT FRANKSTON 3199	 1  1  1	\$308,000	04-Jul-22
15/4 BARAK COURT FRANKSTON 3199	 1  1  1	\$300,000	01-Jun-22
3/18 RESERVOIR ROAD FRANKSTON 3199	 1  1  1	\$270,000	18-Oct-22

consumer.vic.gov.au



This Statement of Information was prepared on: 20 November 2022



**1/5-8 GOVERNMENT ROAD
FRANKSTON 3199**

1 1 1

Sold Price **\$317,500** Sold Date **05-Oct-22**

Distance **0.73km**



**4/6 TULUM COURT
FRANKSTON 3199**

1 1 1

Sold Price **\$308,000** Sold Date **04-Jul-22**

Distance **1.25km**



**15/4 BARAK COURT
FRANKSTON 3199**

1 1 1

Sold Price **\$300,000^{UN}** Sold Date **01-Jun-22**

Distance **1.29km**



**3/18 RESERVOIR ROAD
FRANKSTON 3199**

1 1 1

Sold Price **\$270,000** Sold Date **18-Oct-22**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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