

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

1/72 HIGH 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2021

to

30 Sep 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

6/72 HIGH STREET FRANKSTON VIC 3199	\$415,000	08-Sep-22
5/48-50 HIGH STREET FRANKSTON VIC 3199	\$565,000	09-Jul-22
2/16 NOLAN STREET FRANKSTON VIC 3199	\$445,000	01-Oct-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: 28 October 2022

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



6/72 HIGH STREET FRANKSTON VIC 3199

2 1 2

Sold Price

^{RS} **\$415,000** Sold Date **08-Sep-22**

Distance **0km**



5/48-50 HIGH STREET FRANKSTON VIC 3199

2 1 2

Sold Price

^{RS} **\$565,000** Sold Date **09-Jul-22**

Distance **0.22km**



2/16 NOLAN STREET FRANKSTON VIC 3199

2 1 1

Sold Price

^{RS} **\$445,000** Sold Date **01-Oct-22**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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