

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

8/105 MCMAHONS 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

\$605,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

3/15 SCREEN STREET FRANKSTON VIC 3199	\$665,000	03-Nov-23
25/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$605,000	09-Nov-23
6/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$620,000	26-Sep-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: 27 November 2023



**3/15 SCREEN STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$665,000** Sold Date **03-Nov-23**

 3  2  2

Distance **1.98km**



**25/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$605,000** Sold Date **09-Nov-23**

 3  2  2

Distance **0.72km**



**6/105 MCMAHONS ROAD
FRANKSTON VIC 3199**

Sold Price

\$620,000 Sold Date **26-Sep-23**

 3  2  2

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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