

## 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

2/15 HEATHERHILL ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$484,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 2024

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

11/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$498,000	07-Feb-24
4/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$490,000	24-Apr-24
4/33 DEANE STREET FRANKSTON VIC 3199	\$470,000	12-Feb-24

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: 22 July 2024


**11/63 FRANKSTON-FLINDERS  
ROAD FRANKSTON VIC 3199**
 2    1    1

Sold Price   **\$498,000**   Sold Date   **07-Feb-24**

Distance   **0.3km**

**4/32-34 ROBERTS STREET  
FRANKSTON VIC 3199**
 2    1    1

Sold Price   **\$490,000**   Sold Date   **24-Apr-24**

Distance   **0.34km**

**4/33 DEANE STREET FRANKSTON  
VIC 3199**
 2    1    1

Sold Price   **\$470,000**   Sold Date   **12-Feb-24**

Distance   **0.84km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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