

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

3/1 CATHERINE PARADE 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

\$379,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

1/35 ROBERTS STREET FRANKSTON VIC 3199	\$414,000	08-Mar-24
15/8-10 JOY STREET FRANKSTON VIC 3199	\$465,000	07-Apr-24
4/35 ROBERTS STREET FRANKSTON VIC 3199	\$415,000	02-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: 26 June 2024

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**1/35 ROBERTS STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price **\$414,000** Sold Date **08-Mar-24**

Distance **1.21km**



**15/8-10 JOY STREET FRANKSTON
VIC 3199**

1 1 1

Sold Price **\$465,000** Sold Date **07-Apr-24**

Distance **0.19km**



**4/35 ROBERTS STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price **\$415,000** Sold Date **02-Feb-24**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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