

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

3/18 RESERVOIR 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2021

to

31 Aug 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

2/61 BAYVIEW ROAD FRANKSTON VIC 3199	\$285,000	04-May-22
4/61 ROBERTS STREET FRANKSTON VIC 3199	\$235,000	10-Feb-22
4/6 TULUM COURT FRANKSTON VIC 3199	\$308,000	04-Jul-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: 22 September 2022



2/61 BAYVIEW ROAD FRANKSTON VIC 3199 Sold Price **\$285,000** Sold Date **04-May-22**

 1  1  1

Distance **1.33km**



4/61 ROBERTS STREET FRANKSTON VIC 3199 Sold Price **\$235,000** Sold Date **10-Feb-22**

 1  1  -

Distance **0.35km**



4/6 TULUM COURT FRANKSTON VIC 3199 Sold Price **\$308,000** Sold Date **04-Jul-22**

 1  1  1

Distance **1.23km**

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

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