

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

1/35 ROBERTS 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

\$430,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

3/27 FINLAY STREET FRANKSTON VIC 3199	\$325,000	29-Aug-24
3/27 FINLAY STREET FRANKSTON VIC 3199	\$325,000	29-Aug-24
5/27 FINLAY STREET FRANKSTON VIC 3199	\$290,500	18-Aug-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: 24 January 2025

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3/27 FINLAY STREET FRANKSTON VIC 3199

Sold Price **\$325,000** Sold Date **29-Aug-24**

1 1 1

Distance **1.89km**



Sold Price Sold Date **29-Aug-24**

1 1 1

Distance **1.9km**



5/27 FINLAY STREET FRANKSTON VIC 3199

Sold Price **\$290,500** Sold Date **18-Aug-24**

1 1 1

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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