

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

4/81-83 PLAYNE 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 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

1/11 PETRIE STREET FRANKSTON VIC 3199	\$470,000	10-Sep-22
1/192 BEACH STREET FRANKSTON VIC 3199	\$510,000	19-Sep-22
4/12 SCREEN STREET FRANKSTON VIC 3199	\$522,500	19-Jan-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.~~

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**1/11 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$470,000

Sold Date

10-Sep-22

2

1

1

Distance

0.68km



**1/192 BEACH STREET FRANKSTON
VIC 3199**

Sold Price

\$510,000

Sold Date

19-Sep-22

2

1

1

Distance

1.26km



**4/12 SCREEN STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$522,500**

Sold Date

19-Jan-23

2

1

1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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