

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

2/8 REID 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

4/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$640,000	06-May-24
2/49 YUILLE STREET FRANKSTON VIC 3199	\$660,000	04-Jul-24
36 WARRAIN STREET FRANKSTON VIC 3199	\$660,000	27-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: 14 October 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


**4/10-12 MARINA AVENUE
FRANKSTON VIC 3199**
 3  1  2

Sold Price

\$640,000

Sold Date **06-May-24**

Distance

1.77km

**2/49 YUILLE STREET FRANKSTON
VIC 3199**
 3  1  2

Sold Price

\$660,000

Sold Date **04-Jul-24**

Distance

0.49km

**36 WARRAIN STREET FRANKSTON
VIC 3199**
 3  1  1

Sold Price

^{RS} **\$660,000**

Sold Date **27-Aug-24**

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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