

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

1/2 Mereweather Avenue, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$510,500 Property Type Unit Suburb Frankston

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 six 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	1/19-21 Swift St FRANKSTON 3199	\$457,000	22/08/2024
2	2/10-12 Spray St FRANKSTON 3199	\$417,000	02/07/2024
3	5/9 Wisewould Av SEAFORD 3198	\$458,000	10/04/2024

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 six months.~~

This Statement of Information was prepared on: 10/10/2024 12:28



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
Year ending June 2024: \$510,500

Comparable Properties

1/19-21 Swift St FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$457,000

Method:

Date: 22/08/2024

Property Type: Unit

2/10-12 Spray St FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$417,000

Method:

Date: 02/07/2024

Property Type: Unit

5/9 Wisewould Av SEAFORD 3198 (REI)

Agent Comments

 2  1  1

Price: \$458,000

Method:

Date: 10/04/2024

Property Type: Unit

Account - Fosterfroling Real Estate | P: 03 9781 3366