

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

3/44 BEACH 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 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

12/430 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$378,500	29-Nov-22
8/8 EBDAL STREET FRANKSTON VIC 3199	\$384,000	11-Oct-22
2/42 PETRIE STREET FRANKSTON VIC 3199	\$375,000	28-Nov-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: 24 January 2023



**12/430 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$378,500** Sold Date **29-Nov-22**

Distance **0.36km**



**8/8 EBDAL STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$384,000** Sold Date **11-Oct-22**

Distance **0.46km**



**2/42 PETRIE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$375,000** Sold Date **28-Nov-22**

Distance **0.58km**

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

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