

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

2/2-4 James Street Frankston VIC 3199

Indicative selling price

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

\$430,000

&

\$460,000

Median sale price

Median Price

\$476,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales

These are the four 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

2/25 Frank Street Frankston VIC 3199	\$441,000	02-Jul-21
2/4 Lewis Street Frankston VIC 3199	\$449,000	21-Sep-21
2/3 Balcombe Street Frankston VIC 3199	\$455,000	23-Sep-21
4/61-63 Hillcrest Road Frankston VIC 3199	\$460,000	09-Jun-21

consumer.vic.gov.au



This Statement of Information was prepared on: 09 November 2021


2/25 Frank Street Frankston 3199

 Sold Price **\$441,000** Sold Date **02-Jul-21**
 2  1  1

 Distance **1.6km**

2/4 Lewis Street Frankston 3199

 Sold Price **\$449,000** Sold Date **21-Sep-21**
 2  1  1

 Distance **0.64km**

2/3 Balcombe Street Frankston 3199

 Sold Price **\$455,000** Sold Date **23-Sep-21**
 2  1  1

 Distance **1.04km**

4/61-63 Hillcrest Road Frankston 3199

 Sold Price **\$460,000** Sold Date **09-Jun-21**
 2  1  1

 Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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