

## 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

3/1A JOHN STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2021

to

30 Sep 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

1/3 BALCOMBE STREET FRANKSTON VIC 3199	\$610,000	24-May-22
46/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$595,000	12-Aug-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: 17 October 2022



**1/3 BALCOMBE STREET  
FRANKSTON VIC 3199**

3 1 2

Sold Price **\$610,000** Sold Date **24-May-22**

Distance **1.6km**



**46/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$595,000** Sold Date **12-Aug-22**

Distance **1.04km**

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

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