

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

1/140 WILLIAMS 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/140 WILLIAMS STREET FRANKSTON VIC 3199	\$430,000	22-Sep-23
1/26 JAMES STREET FRANKSTON VIC 3199	\$420,000	28-Jul-23
4/1 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$400,000	18-Sep-23

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: 06 October 2023


**2/140 WILLIAMS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$430,000** Sold Date **22-Sep-23**

Distance **0.01km**

**1/26 JAMES STREET FRANKSTON
VIC 3199**
 2  1  3

Sold Price

^{RS} **\$420,000** Sold Date **28-Jul-23**

Distance **1.16km**

**4/1 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 2  1  2

Sold Price

^{RS} **\$400,000** Sold Date **18-Sep-23**

Distance **1.4km**
RS = Recent sale

UN = Undisclosed Sale

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