

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

2/19-21 RESERVOIR ROAD 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 2024

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

5/104 HILLCREST ROAD FRANKSTON VIC 3199	\$560,000	29-Nov-24
2/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$502,000	27-Nov-24
8/1A LEE STREET FRANKSTON VIC 3199	\$550,000	06-Nov-24

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: 15 January 2025

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**5/104 HILLCREST ROAD
FRANKSTON VIC 3199**

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Sold Price **\$560,000** Sold Date **29-Nov-24**Distance **0.75km****2/28-30 ROBERTS STREET
FRANKSTON VIC 3199**

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Sold Price **\$502,000** Sold Date **27-Nov-24**Distance **0.73km****8/1A LEE STREET FRANKSTON VIC
3199**

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Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **06-Nov-24**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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