

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

2/50 DENBIGH 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

2/56 SUMMIT ROAD FRANKSTON VIC 3199	\$728,000	17-Apr-24
5/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$770,000	27-Jun-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: 30 August 2024

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**2/56 SUMMIT ROAD FRANKSTON
VIC 3199** 3  2  2

Sold Price

^{RS} **\$728,000** Sold Date **17-Apr-24**Distance **0.71km****5/102 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199** 3  2  2

Sold Price

^{RS} **\$770,000** Sold Date **27-Jun-24**Distance **1.36km****RS** = Recent sale**UN** = Undisclosed Sale

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