

## 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

2/17 FOOT STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

10/21-25 DENBIGH STREET FRANKSTON VIC 3199	\$570,000	05-Oct-23
41 GEORGE STREET FRANKSTON VIC 3199	\$571,000	12-Sep-23
3/42 DENBIGH STREET FRANKSTON VIC 3199	\$607,000	23-Nov-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: 25 January 2024


**10/21-25 DENBIGH STREET  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

**\$570,000**

Sold Date

**05-Oct-23**

Distance

**0.9km**

**41 GEORGE STREET FRANKSTON  
VIC 3199**
 2    1    1

Sold Price

**\$571,000**

Sold Date

**12-Sep-23**

Distance

**0.81km**

**3/42 DENBIGH STREET  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

**\$607,000**

Sold Date

**23-Nov-23**

Distance

**0.82km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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