

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

2/13 MUIR 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

1/141 KARS STREET FRANKSTON SOUTH VIC 3199	\$834,000	08-May-23
2/19 DENBIGH STREET FRANKSTON VIC 3199	\$837,000	08-Jun-23
2/6 THE SPUR FRANKSTON SOUTH VIC 3199	\$764,000	30-May-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: 15 September 2023


1/141 KARS STREET FRANKSTON SOUTH VIC 3199

Sold Price

\$834,000

 Sold Date **08-May-23**
 3  2  2

 Distance **1.29km**

2/19 DENBIGH STREET FRANKSTON VIC 3199

Sold Price

\$837,000

 Sold Date **08-Jun-23**
 3  2  2

 Distance **0.41km**

2/6 THE SPUR FRANKSTON SOUTH VIC 3199

Sold Price

\$764,000

 Sold Date **30-May-23**
 2  1  1

 Distance **0.62km**
RS = Recent sale

UN = Undisclosed Sale

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