

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

2/34 Coral 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2020

to

30 Nov 2021

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

63/85 Ashleigh Avenue Frankston VIC 3199	\$565,000	28-Oct-21
3/41 Glenview Crescent Frankston VIC 3199	\$551,250	08-Oct-21
2/36 Lewis Street Frankston VIC 3199	\$567,000	18-Oct-21

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 December 2021



**63/85 Ashleigh Avenue Frankston
VIC 3199**

 2  1  1

Sold Price

\$565,000

Sold Date

28-Oct-21

Distance

0.4km



**3/41 Glenview Crescent Frankston
VIC 3199**

 2  1  1

Sold Price

\$551,250

Sold Date

08-Oct-21

Distance

1.46km



**2/36 Lewis Street Frankston VIC
3199**

 2  1  1

Sold Price

^{RS} **\$567,000**

Sold Date

18-Oct-21

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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