

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

4/34 DUNSTAN STREET FRANKSTON SOUTH 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/18 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$860,000	07-Oct-21
3/22 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$740,000	22-Dec-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 March 2022



**1/18 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

2 2 1

Sold Price **\$860,000** Sold Date **07-Oct-21**

Distance **0.33km**



**3/22 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

2 1 1

Sold Price **\$740,000** Sold Date **22-Dec-21**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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