

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

10/19 BURNS 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

5/9 REID STREET FRANKSTON VIC 3199	\$430,000	19-Mar-24
2/14 PETRIE STREET FRANKSTON VIC 3199	\$460,000	19-Jun-24
3/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$430,000	11-May-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: 18 September 2024



5/9 REID STREET FRANKSTON VIC 3199 Sold Price **\$430,000** Sold Date **19-Mar-24**

2 1 1

Distance **0.53km**



2/14 PETRIE STREET FRANKSTON VIC 3199 Sold Price **\$460,000** Sold Date **19-Jun-24**

2 1 1

Distance **1.08km**



3/12-14 NURSERY AVENUE FRANKSTON VIC 3199 Sold Price **\$430,000** Sold Date **11-May-24**

2 1 1

Distance **0.79km**

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

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