

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

11/14-22 MOUNT VIEW COURT 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

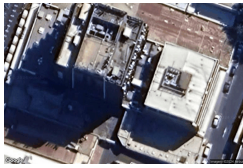
Date of sale

1/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$480,000	23-Jul-24
1/38 LEWIS STREET FRANKSTON VIC 3199	\$475,000	21-Oct-24
4/38 LEWIS STREET FRANKSTON VIC 3199	\$490,000	20-Sep-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: 25 November 2024



**1/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$480,000** Sold Date **23-Jul-24**

Distance **1.53km**



**1/38 LEWIS STREET FRANKSTON
VIC 3199**

2 1 -

Sold Price ^{RS} **\$475,000** Sold Date **21-Oct-24**

Distance **1.87km**



**4/38 LEWIS STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$490,000** Sold Date **20-Sep-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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