

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

17-27 ERSKINE 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

2/34 PETRIE STREET FRANKSTON VIC 3199	\$397,000	07-Oct-24
6/6 LEWIS STREET FRANKSTON VIC 3199	\$405,000	28-Nov-24
4/67 PLAYNE STREET FRANKSTON VIC 3199	\$440,000	14-Oct-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: 07 January 2025

Rebecca Bassett

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**2/34 PETRIE STREET FRANKSTON
VIC 3199**

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Sold Price

\$397,000Sold Date **07-Oct-24**Distance **0.15km****6/6 LEWIS STREET FRANKSTON
VIC 3199**

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Sold Price

^{RS} **\$405,000**Sold Date **28-Nov-24**Distance **0.18km****4/67 PLAYNE STREET
FRANKSTON VIC 3199**

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Sold Price

\$440,000Sold Date **14-Oct-24**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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