

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

6/5 HOPE 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

or range
between

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/42 PETRIE STREET FRANKSTON VIC 3199	\$375,000	28-Nov-22
12/45-49 ORWIL STREET FRANKSTON VIC 3199	\$415,000	15-Sep-22
3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	13-Jan-23

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.

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OBrien Real Estate

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**2/42 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$375,000

Sold Date

28-Nov-22

2

1

1

Distance

0.61km



**12/45-49 ORWIL STREET
FRANKSTON VIC 3199**

Sold Price

\$415,000

Sold Date

15-Sep-22

2

1

1

Distance

0.07km



**3/127 BEACH STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$391,000**

Sold Date

13-Jan-23

2

1

1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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