

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 LORRAINE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

Other

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 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

2/32 PARER STREET FRANKSTON VIC 3199

\$685,000

26-Oct-22

2/57 BAYVIEW ROAD FRANKSTON VIC 3199

\$825,000

05-Oct-22

2/29 DENBIGH STREET FRANKSTON VIC 3199

\$785,000

18-Sep-22

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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**2/32 PARER STREET FRANKSTON
VIC 3199**

Sold Price

\$685,000

Sold Date

26-Oct-22

3 2 2

Distance

0.8km



**2/57 BAYVIEW ROAD FRANKSTON
VIC 3199**

Sold Price

\$825,000

Sold Date

05-Oct-22

4 2 2

Distance

2.31km



**2/29 DENBIGH STREET
FRANKSTON VIC 3199**

Sold Price

\$785,000

Sold Date

18-Sep-22

3 2 2

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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