

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

9 HOOD 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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 HOOD STREET FRANKSTON VIC 3199	\$572,000	21-Mar-24
5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$500,000	24-May-24
7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$490,000	02-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: 10 August 2024



2 HOOD STREET FRANKSTON VIC 3199

Sold Price

\$572,000

Sold Date

21-Mar-24

 3

 1

 2

Distance

0.06km



**5/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

Sold Price

\$500,000

Sold Date

24-May-24

 2

 1

 1

Distance

0.53km



**7/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$490,000**

Sold Date

02-May-24

 2

 1

 -

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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