

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

3/316 SKYE ROAD 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

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

2/6 SAMADA STREET FRANKSTON VIC 3199	\$446,000	20-Jun-22
1/2 CECIL STREET FRANKSTON VIC 3199	\$545,000	25-Aug-22
3/154-156 CRANBOURNE ROAD FRANKSTON VIC 3199	\$520,000	15-Oct-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.~~

This Statement of Information was prepared on: 10 January 2023



2/6 SAMADA STREET FRANKSTON VIC 3199 Sold Price **\$446,000** Sold Date **20-Jun-22**

 2  1  1

Distance **3.3km**



1/2 CECIL STREET FRANKSTON VIC 3199 Sold Price **\$545,000** Sold Date **25-Aug-22**

 2  1  1

Distance **4.05km**



3/154-156 CRANBOURNE ROAD FRANKSTON VIC 3199 Sold Price **\$520,000** Sold Date **15-Oct-22**

 2  1  2

Distance **2.05km**

RS = Recent sale **UN** = Undisclosed Sale

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