

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

7/37-41 DENBIGH 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

4/10 REID STREET FRANKSTON VIC 3199	\$620,000	14-Apr-23
3/14 WILLIAMS STREET FRANKSTON VIC 3199	\$622,500	31-Aug-23
2/25 GEORGE STREET FRANKSTON VIC 3199	\$620,000	22-May-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.~~

This Statement of Information was prepared on: 09 November 2023



OBrien Real Estate

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**4/10 REID STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

\$620,000

Sold Date

14-Apr-23

Distance

0.6km



**3/14 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$622,500

Sold Date

31-Aug-23

Distance

0.62km



**2/25 GEORGE STREET
FRANKSTON VIC 3199**

3 1 2

Sold Price

\$620,000

Sold Date

22-May-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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