

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

3/46 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

1/27 FINLAY STREET FRANKSTON VIC 3199	\$330,000	18-Jul-23
5/24 PETRIE STREET FRANKSTON VIC 3199	\$355,000	21-Jul-23
4/29 GAIRLOCH DRIVE FRANKSTON VIC 3199	\$280,000	18-Jul-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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**1/27 FINLAY STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$330,000**

Sold Date

18-Jul-23

1

1

1

Distance

0.98km



**5/24 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$355,000**

Sold Date

21-Jul-23

1

1

1

Distance

1.04km



**4/29 GAIRLOCH DRIVE
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$280,000**

Sold Date

18-Jul-23

1

1

1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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