

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

5/4 Muir 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/17 Cliff Road Frankston VIC 3199	\$580,000	29-Oct-20
3/7 Nolan Street Frankston VIC 3199	\$630,000	12-Feb-21
1/64 Williams Street Frankston VIC 3199	\$610,000	25-Jan-19

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: 03 March 2021

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**2/17 Cliff Road Frankston VIC 3199**

Sold Price

\$580,000Sold Date **29-Oct-20**

2
 1
 1

Distance **0.24km****3/7 Nolan Street Frankston VIC 3199**

Sold Price

^{RS} **\$630,000**Sold Date **12-Feb-21**

3
 2
 1

Distance **0.33km****1/64 Williams Street Frankston VIC 3199**

Sold Price

\$610,000Sold Date **25-Jan-19**

3
 1
 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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