

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

4/12 SCREEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2021

to

30 Nov 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

1/6 ASHLEIGH STREET FRANKSTON VIC 3199	\$550,000	19-Nov-22
7/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$550,000	04-Jul-22
2/5 HILLCREST ROAD FRANKSTON VIC 3199	\$550,000	03-Aug-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.~~

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**1/6 ASHLEIGH STREET
FRANKSTON VIC 3199**

2 2 1

Sold Price

\$550,000

Sold Date **19-Nov-22**

Distance **1.47km**



**7/242 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price

Sold Date **04-Jul-22**

Distance **1.55km**



**2/5 HILLCREST ROAD FRANKSTON
VIC 3199**

2 1 1

Sold Price

Sold Date **03-Aug-22**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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