

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 MCALISTER 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|---------------------------------------|-----------|-----------|
| 1B DAVID STREET FRANKSTON VIC 3199 | \$695,000 | 08-Mar-24 |
| 1B CAMPBELL STREET FRANKSTON VIC 3199 | \$670,000 | 03-May-24 |
| 14/2 SPRAY STREET FRANKSTON VIC 3199 | \$620,000 | 15-May-24 |

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: 24 June 2024


1B DAVID STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$695,000** Sold Date **08-Mar-24**
 3  2  2

Distance **0.73km**

1B CAMPBELL STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$670,000** Sold Date **03-May-24**
 3  2  1

Distance **0.74km**

14/2 SPRAY STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$620,000** ^{UN} Sold Date **15-May-24**
 3  1  1

Distance **0.79km**
RS = Recent sale

UN = Undisclosed Sale

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