## 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
Single Price		\$595,000	&	\$654,500

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type	ty type House		Suburb	Frankston
Period-from	01 Jun 2023	to	31 May 2	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.

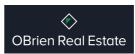
Address of comparable property	Price	Date of sale
1B DAVID STREET FRANKSTON VIC 3199	\$695,000	08-Mar-24
1B CAMPBELL STREET FRANKSTON VIC 3199	\$670,000	03-May-24
14/2 SPRAY STREET FRANKSTON VIC 3199	\$620,000	15-May-24

#### 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





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1B DAVID STREET FRANKSTON VIC Sold Price 3199

RS \$695,000 Sold Date **08-Mar-24** 

□ 3

₾ 2

Distance

0.73km



**1B CAMPBELL STREET FRANKSTON VIC 3199** 

**■** 3 ₾ 2 ⇔1 Sold Price

\$670,000 Sold Date 03-May-24

Distance 0.74km



Sold Price 14/2 SPRAY STREET FRANKSTON

<sup>RS</sup>\$620,000 <sup>UN</sup> Sold Date **15-May-24** 

Distance

0.79km

VIC 3199

₾ 1 □ 1

**RS** = Recent sale

UN = Undisclosed Sale

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