

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

2/6 RESERVOIR 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 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

4/90 NURSERY AVENUE FRANKSTON VIC 3199	\$371,000	17-Oct-22
2/1 MURAWA STREET FRANKSTON VIC 3199	\$318,000	19-Dec-22
1/5-8 GOVERNMENT ROAD FRANKSTON VIC 3199	\$317,500	19-Sep-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.~~

This Statement of Information was prepared on: 20 January 2023



**4/90 NURSERY AVENUE
FRANKSTON VIC 3199**

 1  1  1

Sold Price

^{RS}

\$371,000

Sold Date

17-Oct-22

Distance

0.85km



**2/1 MURAWA STREET FRANKSTON
VIC 3199**

 1  1  1

Sold Price

^{RS}

\$318,000

Sold Date

19-Dec-22

Distance

1.18km



**1/5-8 GOVERNMENT ROAD
FRANKSTON VIC 3199**

 1  1  1

Sold Price

\$317,500

Sold Date

19-Sep-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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