

## 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

12/1-3 SKYE ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

1/5 OVERTON ROAD SEAFORD VIC 3198	\$538,000	11-May-24
7/8 WISEWOULD AVENUE SEAFORD VIC 3198	\$535,000	06-Jun-24
9 HOOD STREET FRANKSTON VIC 3199	\$510,000	23-Aug-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: 18 October 2024



**1/5 OVERTON ROAD SEAFORD VIC 3198** Sold Price **\$538,000** Sold Date **11-May-24**

2 1 1

Distance **0.77km**



**7/8 WISEWOULD AVENUE SEAFORD VIC 3198** Sold Price **\$535,000** Sold Date **06-Jun-24**

2 1 1

Distance **0.72km**



**9 HOOD STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$510,000** Sold Date **23-Aug-24**

2 1 1

Distance **0.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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