

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

9/14-22 MOUNT VIEW COURT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 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

| | | |
|--|-----------|-----------|
| 7/11 CLARENDON STREET FRANKSTON VIC 3199 | \$441,500 | 16-Jan-22 |
| 5/9 SAMADA STREET FRANKSTON VIC 3199 | \$410,000 | 03-Nov-21 |
| | | |

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: 27 June 2022


**7/11 CLARENDON STREET
FRANKSTON VIC 3199**
 2
  1
  1

Sold Price

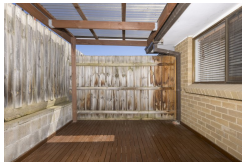
\$441,500

Sold Date

16-Jan-22

Distance

-


**5/9 SAMADA STREET FRANKSTON
VIC 3199**
 2
  1
  1

Sold Price

\$410,000

Sold Date

03-Nov-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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