

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

2/11 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Other

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/70 Williams Street Frankston VIC 3199	\$800,000	19-May-21
2/5 Nolan Street Frankston VIC 3199	\$850,000	15-Jul-21
2/37 Bayview Road Frankston VIC 3199	\$862,000	24-Apr-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: 08 September 2021



2/70 Williams Street Frankston VIC 3199 Sold Price **\$800,000** Sold Date **19-May-21**

3 2 2

Distance **1.5km**



2/5 Nolan Street Frankston VIC 3199 Sold Price **\$850,000** Sold Date **15-Jul-21**

3 2 2

Distance **1.66km**



2/37 Bayview Road Frankston VIC 3199 Sold Price **\$862,000** Sold Date **24-Apr-21**

3 2 2

Distance **1.78km**

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

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