

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

6/187 Beach 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

\$400,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 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

4/34 Birdwood Street Frankston VIC 3199	\$410,000	08-Jul-21
6/428 Nepean Highway Frankston VIC 3199	\$410,000	05-Nov-21
7/63 Frankston-Flinders Road Frankston VIC 3199	\$420,000	21-Jun-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 January 2022

	4/34 Birdwood Street Frankston VIC 3199	Sold Price	\$410,000	Sold Date	08-Jul-21
 2  1  1				Distance	0.98km
4 / 34 Birdwood Street, Frankston					

	6/428 Nepean Highway Frankston VIC 3199	Sold Price		Sold Date	05-Nov-21
 2  1  1				Distance	1.94km

	7/63 Frankston-Flinders Road Frankston VIC 3199	Sold Price	\$420,000	Sold Date	21-Jun-21
 2  1  1				Distance	1.16km

RS = Recent sale

UN = Undisclosed Sale

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