

## 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

1/4-6 ROYLE STREET 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

1/15-17 FAIRWAY STREET FRANKSTON VIC 3199	\$420,500	14-Nov-23
6/19-21 SWIFT STREET FRANKSTON VIC 3199	\$420,000	09-Dec-23
3/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$405,000	05-Jan-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: 05 February 2024


**1/15-17 FAIRWAY STREET  
FRANKSTON VIC 3199**

 2  
  1  
  1

Sold Price **\$420,500** Sold Date **14-Nov-23**

Distance **1km**


**6/19-21 SWIFT STREET  
FRANKSTON VIC 3199**

 2  
  1  
  1

Sold Price **\$420,000** Sold Date **09-Dec-23**

Distance **0.72km**


**3/12-14 NURSERY AVENUE  
FRANKSTON VIC 3199**

 2  
  1  
  1

Sold Price <sup>RS</sup> **\$405,000** Sold Date **05-Jan-24**

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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