

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

1/19-21 SWIFT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

2/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$455,000	19-Apr-24
304/15 EBDAL STREET FRANKSTON VIC 3199	\$445,000	28-May-24
2/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$430,000	11-May-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: 31 July 2024

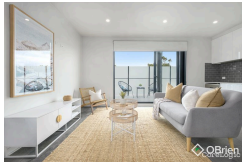
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**2/8 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$455,000** Sold Date **19-Apr-24**

Distance **0.5km**

**304/15 EBDAL STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price ^{RS} **\$445,000** Sold Date **28-May-24**

Distance **0.88km**

**2/12-14 NURSERY AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **11-May-24**

Distance **1.29km**
RS = Recent sale

UN = Undisclosed Sale

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