

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

1/98 FLEETWOOD CRESCENT FRANKSTON SOUTH 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2022

to

30 Apr 2023

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 DUNSTAN STREET FRANKSTON SOUTH VIC 3199	\$735,000	22-Jun-22
3/22 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$740,000	22-Dec-21
20 PICNIC STREET FRANKSTON SOUTH VIC 3199	\$710,000	08-Dec-22

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: 12 May 2023



**4/34 DUNSTAN STREET
FRANKSTON SOUTH VIC 3199**

 2  2  1

Sold Price **\$735,000** Sold Date **22-Jun-22**

Distance **0.09km**



**3/22 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price **\$740,000** Sold Date **22-Dec-21**

Distance **0.19km**



**20 PICNIC STREET FRANKSTON
SOUTH VIC 3199**

 2  1  1

Sold Price **\$710,000** Sold Date **08-Dec-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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