

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

3/25 FAIRWAY 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

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
2/19 BRADSHAW STREET FRANKSTON VIC 3199	\$371,000	12-Jan-24
2/28 ORWIL STREET FRANKSTON VIC 3199	\$400,000	20-Oct-23

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: 14 February 2024

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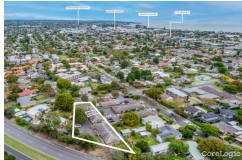


**1/15-17 FAIRWAY STREET
FRANKSTON VIC 3199**

2 1 1

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

Distance **0.06km**



**2/19 BRADSHAW STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$371,000** Sold Date **12-Jan-24**

Distance **0.3km**



**2/28 ORWIL STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$400,000** Sold Date **20-Oct-23**

Distance **0.29km**

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

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