

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

2/6 Samada Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000

&

\$450,000

Median sale price

Median price \$566,000

Property Type Unit

Suburb Frankston

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

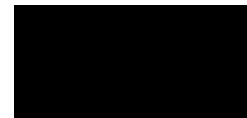
	Address of comparable property	Price	Date of sale
1	7/11 Clarendon St FRANKSTON 3199	\$441,500	16/01/2022
2	1/29 Dandenong Rd.E FRANKSTON 3199	\$435,000	06/04/2022
3	26/8 Samada St FRANKSTON 3199	\$430,000	21/03/2022

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 six months.~~

This Statement of Information was prepared on:

27/05/2022 09:24



Property Type:
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
March quarter 2022: \$566,000

Comparable Properties



7/11 Clarendon St FRANKSTON 3199 (VG)

Agent Comments



Price: \$441,500
Method: Sale
Date: 16/01/2022
Property Type: Flat/Unit/Apartment (Res)



1/29 Dandenong Rd.E FRANKSTON 3199 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 06/04/2022
Property Type: Unit
Land Size: 125 sqm approx



26/8 Samada St FRANKSTON 3199 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 21/03/2022
Property Type: Unit
Land Size: 99 sqm approx