

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

4/21 PETRIE 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

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/21 PETRIE STREET FRANKSTON VIC 3199	\$430,000	18-Mar-22
1/4 LEWIS STREET FRANKSTON VIC 3199	\$400,000	22-Feb-22
1/29 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$435,000	20-Mar-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: 01 August 2022



**1/21 PETRIE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

\$430,000

Sold Date

18-Mar-22

Distance

0.02km



**1/4 LEWIS STREET FRANKSTON
VIC 3199**

2 1 -

Sold Price

\$400,000

Sold Date

22-Feb-22

Distance

0.17km



**1/29 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$435,000

Sold Date

20-Mar-22

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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