

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

8 JAMES 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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 FINLAY STREET FRANKSTON VIC 3199

\$670,000

30-Mar-23

15 VERA STREET FRANKSTON VIC 3199

\$755,000

29-Apr-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: 13 June 2023



4 FINLAY STREET FRANKSTON VIC Sold Price **\$670,000** Sold Date **30-Mar-23**
3199

 3  1  3

Distance **0.43km**



15 VERA STREET FRANKSTON VIC Sold Price **\$755,000** Sold Date **29-Apr-23**
3199

 3  1  1

Distance **1.22km**

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

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