

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

5/8 HILL 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2021

to

31 Aug 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

2/5 HILLCREST ROAD FRANKSTON VIC 3199	\$550,000	03-Aug-22
3/10 HILLCREST ROAD FRANKSTON VIC 3199	\$502,000	01-Jul-22
2/5 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$510,000	03-Aug-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: 19 September 2022



2/5 HILLCREST ROAD FRANKSTON VIC 3199

Sold Price ^{RS} **\$550,000** Sold Date **03-Aug-22**

 2
  1
  1

Distance **0.73km**



3/10 HILLCREST ROAD FRANKSTON VIC 3199

Sold Price **\$502,000** Sold Date **01-Jul-22**

 2
  1
  1

Distance **0.73km**



2/5 ASHLEIGH AVENUE FRANKSTON VIC 3199

Sold Price ^{RS} **\$510,000** Sold Date **03-Aug-22**

 2
  1
  1

Distance **0.71km**

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

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