

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

8/199-201 BEACH 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

1/35 ROBERTS STREET FRANKSTON VIC 3199	\$414,000	08-Mar-24
9/11 CLARENDON STREET FRANKSTON VIC 3199	\$400,000	02-Mar-24

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: 30 August 2024

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**1/35 ROBERTS STREET
FRANKSTON VIC 3199** 1  1  1

Sold Price

\$414,000Sold Date **08-Mar-24**

Distance

1.03km**9/11 CLARENDON STREET
FRANKSTON VIC 3199** 2  1  1

Sold Price

\$400,000Sold Date **02-Mar-24**

Distance

0.99km**RS** = Recent sale**UN** = Undisclosed Sale

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