

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

7/8 EBDAL 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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 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

11/8 EBDAL STREET FRANKSTON VIC 3199	\$392,000	06-Oct-21
3/28 LEWIS STREET FRANKSTON VIC 3199	\$380,000	28-Sep-21
9/396 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$395,000	02-Nov-21

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: 28 March 2022



**11/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

\$392,000

Sold Date

06-Oct-21



2



1



1

Distance

-



**3/28 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

\$380,000

Sold Date

28-Sep-21



2



1



1

Distance

0.31km



**9/396 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

\$395,000

Sold Date

02-Nov-21



2



1



1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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