

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

2/5 Nolan 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

\$845,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/5 Nolan Street Frankston VIC 3199	\$876,000	08-Dec-20
43 Nolan Street Frankston VIC 3199	\$985,000	08-Feb-21
3/20 Denbigh Street Frankston VIC 3199	\$880,000	17-Jun-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.~~

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6/5 Nolan Street Frankston VIC 3199

Sold Price **\$876,000** Sold Date **08-Dec-20**

 3  2  2

Distance **0.01km**



43 Nolan Street Frankston VIC 3199

Sold Price **\$985,000** Sold Date **08-Feb-21**

 3  3  2

Distance **0.37km**



3/20 Denbigh Street Frankston VIC 3199

Sold Price **\$880,000** Sold Date **17-Jun-21**

 3  3  2

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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