

## 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

8/18 RESERVOIR ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$407,000

### 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

9/18 RESERVOIR ROAD FRANKSTON VIC 3199	\$350,000	01-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: 27 August 2024

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**9/18 RESERVOIR ROAD  
FRANKSTON VIC 3199** 2  1  1Sold Price **\$350,000** Sold Date **01-Mar-24**Distance **0.01km****9/11 CLARENDON STREET  
FRANKSTON VIC 3199** 2  1  1Sold Price **\$400,000** Sold Date **02-Mar-24**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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