

## 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

64 WASHINGTON DRIVE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 TERANG PLACE FRANKSTON VIC 3199	\$745,000	30-May-24
45 WASHINGTON DRIVE FRANKSTON VIC 3199	\$693,000	07-Nov-24
1 BINDI CLOSE FRANKSTON VIC 3199	\$770,000	22-Nov-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: 03 February 2025

**7 TERANG PLACE FRANKSTON VIC 3199** Sold Price**\$745,000** Sold Date **30-May-24**

3 2 1

Distance **0.09km****45 WASHINGTON DRIVE FRANKSTON VIC 3199** Sold Price**\$693,000** Sold Date **07-Nov-24**

4 2 4

Distance **0.17km****1 BINDI CLOSE FRANKSTON VIC 3199** Sold Price**\$770,000** Sold Date **22-Nov-24**

3 2 -

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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