

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

3/25 Phillip 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

5 Hood Street Frankston VIC 3199	\$510,100	07-Oct-21
1/8-12 Bainbridge Avenue Seaford VIC 3198	\$451,000	24-Nov-21
3 Hood Street Frankston VIC 3199	\$470,000	06-Aug-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: 01 February 2022

**5 Hood Street Frankston VIC 3199**

Sold Price

\$510,100

Sold Date

07-Oct-21

2

1

1

Distance

0.12km**1/8-12 Bainbridge Avenue Seaford VIC 3198**

Sold Price

\$451,000

Sold Date

24-Nov-21

2

1

1

Distance

0.42km**3 Hood Street Frankston VIC 3199**

Sold Price

\$470,000

Sold Date

06-Aug-21

2

1

1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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