

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

5/24 PETRIE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 2023

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

4/8 EBDAL STREET FRANKSTON VIC 3199	\$340,000	02-Feb-23
21/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$360,000	09-Feb-23
407/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$365,000	24-Mar-23

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: 17 June 2023

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**4/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$340,000**

Sold Date **02-Feb-23**

 1  1  1

Distance **0.45km**



**21/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

\$360,000

Sold Date **09-Feb-23**

 2  1  1

Distance **0.76km**



**407/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

Sold Price

\$365,000

Sold Date **24-Mar-23**

 1  1  -

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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