

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

2/44 SCREEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

3/33 HILLCREST ROAD FRANKSTON VIC 3199	\$515,000	13-Dec-22
2/36 SCREEN STREET FRANKSTON VIC 3199	\$505,000	19-Aug-23
1/33 HILLCREST ROAD FRANKSTON VIC 3199	\$525,000	16-Feb-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: 18 September 2023



**3/33 HILLCREST ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$515,000** Sold Date **13-Dec-22**

Distance **0.05km**



**2/36 SCREEN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **19-Aug-23**

Distance **0.07km**



**1/33 HILLCREST ROAD
FRANKSTON VIC 3199**

 2  1  5

Sold Price **\$525,000** Sold Date **16-Feb-23**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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