

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

2/45 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

1/45 SCREEN STREET FRANKSTON VIC 3199	-	19-Sep-24
81A NURSERY AVENUE FRANKSTON VIC 3199	\$770,000	20-Aug-24
2/31B YUILLE STREET FRANKSTON VIC 3199	-	02-Aug-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: 18 October 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


1/45 SCREEN STREET FRANKSTON VIC 3199 Sold Price

RS - UN

Sold Date **19-Sep-24**
 4  2  2

Distance **0.02km**

81A NURSERY AVENUE FRANKSTON VIC 3199 Sold Price

Sold Price

\$770,000

Sold Date **20-Aug-24**
 3  2  2

Distance **0.89km**

2/31B YUILLE STREET FRANKSTON VIC 3199 Sold Price

RS - UN

Sold Date **02-Aug-24**
 3  3  2

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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