

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

12/14-22 MOUNT VIEW COURT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

2/15 HEATHERHILL ROAD FRANKSTON VIC 3199	\$455,000	12-Aug-24
4/67 PLAYNE STREET FRANKSTON VIC 3199	\$440,000	14-Oct-24
4/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$420,000	10-Oct-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 December 2024

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**2/15 HEATHERHILL ROAD
FRANKSTON VIC 3199**

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Sold Price **\$455,000** Sold Date **12-Aug-24**Distance **0.83km****4/67 PLAYNE STREET
FRANKSTON VIC 3199**

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Sold Price **\$440,000** Sold Date **14-Oct-24**Distance **1km****4/12-14 NURSERY AVENUE
FRANKSTON VIC 3199**

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Sold Price **\$420,000** Sold Date **10-Oct-24**Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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