

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

202/44 Beach 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Frankston

Period-from

01 May 2019

to

30 Apr 2020

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

101/435 Nepean Highway Frankston VIC 3199	\$251,000	15-Jan-20
804/435 Nepean Highway Frankston VIC 3199	\$295,000	24-Apr-20
3/22 Lewis Street Frankston VIC 3199	\$297,500	25-Feb-20

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: 29 May 2020



101/435 Nepean Highway Frankston VIC 3199

1 1 1

Sold Price ^{RS} **\$251,000** Sold Date **15-Jan-20**

Distance **0.35km**



804/435 Nepean Highway Frankston VIC 3199

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **24-Apr-20**

Distance **0.35km**

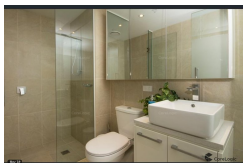


3/22 Lewis Street Frankston VIC 3199

1 1 1

Sold Price **\$297,500** Sold Date **25-Feb-20**

Distance **0.37km**



505/435 Nepean Highway Frankston VIC 3199

1 1 -

Sold Price ^{RS} **\$290,000** Sold Date **12-Dec-19**

Distance **0.38km**



203/38 Playne Street Frankston VIC 3199

1 1 1

Sold Price ^{RS} **\$318,000** Sold Date **27-Apr-20**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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