

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

10/17-19 HILL 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

2/42 PETRIE STREET FRANKSTON VIC 3199	\$375,000	28-Nov-22
3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	24-Dec-22
3/2 CAMPBELL STREET FRANKSTON VIC 3199	\$412,000	01-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: 29 March 2023


**2/42 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$375,000

Sold Date

28-Nov-22
 2

 1

 1

Distance

1.57km

**3/127 BEACH STREET FRANKSTON
VIC 3199**

Sold Price

\$391,000

Sold Date

24-Dec-22
 2

 1

 1

Distance

0.75km

**3/2 CAMPBELL STREET
FRANKSTON VIC 3199**

Sold Price

\$412,000

Sold Date

01-Feb-23
 2

 1

 1

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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