

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

4/6 Lewis 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

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/4 Lewis Street Frankston VIC 3199	\$449,000	21-Sep-21
3/28 Lewis Street Frankston VIC 3199	\$380,000	-
5/28 Lewis Street Frankston VIC 3199	\$365,000	29-Jun-21

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: 05 October 2021

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2/4 Lewis Street Frankston VIC 3199

Sold Price

^{RS} **\$449,000**

Sold Date

21-Sep-21

2

1

1

Distance

0.01km



3/28 Lewis Street Frankston VIC 3199

Sold Price

\$380,000

Sold Date

-

-

-

-

Distance

0.23km



5/28 Lewis Street Frankston VIC 3199

Sold Price

\$365,000

Sold Date

29-Jun-21

2

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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