

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

6/6 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

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 2022

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

5/7-9 RODNEY COURT FRANKSTON VIC 3199	\$577,500	22-Feb-22
2/1-3 SKYE ROAD FRANKSTON VIC 3199	\$380,000	23-Jan-22
1/35 ROBERTS STREET FRANKSTON VIC 3199	\$390,000	28-Mar-22

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: 01 June 2022

Adam Miller

P 97813366

M 0490956299

E amiller@hockingstuart.com



5/7-9 RODNEY COURT FRANKSTON VIC 3199

1 1 2

Sold Price

\$577,500

Sold Date

22-Feb-22

Distance

0.43km



2/1-3 SKYE ROAD FRANKSTON VIC 3199

1 1 1

Sold Price

\$380,000

Sold Date

23-Jan-22

Distance

1.3km



1/35 ROBERTS STREET FRANKSTON VIC 3199

1 1 1

Sold Price

\$390,000

Sold Date

28-Mar-22

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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