

## 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

2/22 PICNIC STREET FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 3/2 BRIGHTON STREET FRANKSTON SOUTH VIC 3199  | \$685,000 | 28-Nov-22 |
| 20 PICNIC STREET FRANKSTON SOUTH VIC 3199     | \$710,000 | 08-Dec-22 |
| 2/5 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199 | \$738,000 | 05-Nov-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: 10 March 2023

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**3/2 BRIGHTON STREET  
FRANKSTON SOUTH VIC 3199**

2 1 1

Sold Price **\$685,000** Sold Date **28-Nov-22**

Distance **0.24km**



**20 PICNIC STREET FRANKSTON  
SOUTH VIC 3199**

2 1 1

Sold Price **\$710,000** Sold Date **08-Dec-22**

Distance **0.01km**



**2/5 MCCOMB BOULEVARD  
FRANKSTON SOUTH VIC 3199**

2 1 2

Sold Price **\$738,000** Sold Date **05-Nov-22**

Distance **0.75km**

**RS** = Recent sale **UN** = Undisclosed Sale

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