

## 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

56 SKYE ROAD FRANKSTON 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 2024

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 HOOD STREET FRANKSTON VIC 3199	\$572,000	21-Mar-24
14/2 SPRAY STREET FRANKSTON VIC 3199	\$620,000	15-May-24
1B HOPE COURT FRANKSTON VIC 3199	\$590,000	04-Mar-24

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: 12 August 2024


**2 HOOD STREET FRANKSTON VIC 3199**

Sold Price

**\$572,000**

Sold Date

**21-Mar-24**

3

1

2

Distance

**0.23km**

**14/2 SPRAY STREET FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$620,000** <sup>UN</sup>

Sold Date

**15-May-24**

3

1

1

Distance

**0.44km**

**1B HOPE COURT FRANKSTON VIC 3199**

Sold Price

**\$590,000**

Sold Date

**04-Mar-24**

3

1

1

Distance

**0.6km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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