

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

208/15-17 Ebdale 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 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

7/8 Ebdale Street Frankston VIC 3199	\$340,000	28-Sep-21
5/392-394 Nepean Highway Frankston VIC 3199	\$345,500	18-Aug-21
1/16 Petrie Street Frankston VIC 3199	\$362,499	13-Nov-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: 13 January 2022



7/8 Ebdale Street Frankston VIC 3199

 1  1  1

Sold Price **\$340,000** Sold Date **28-Sep-21**

Distance **0.08km**



5/392-394 Nepean Highway Frankston VIC 3199

 1  1  1

Sold Price **\$345,500** Sold Date **18-Aug-21**

Distance **0.29km**



1/16 Petrie Street Frankston VIC 3199

 1  1  1

Sold Price **\$362,499** Sold Date **13-Nov-21**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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