

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

8/41 Yuille 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

\$695,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 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

5 Argyle Street Frankston VIC 3199	\$712,000	27-Oct-20
1/5 Melville Avenue Frankston VIC 3199	\$760,000	07-Nov-20
2/34 Gweno Avenue Frankston VIC 3199	\$715,000	17-Nov-20

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 April 2021



5 Argyle Street Frankston VIC 3199 Sold Price **\$712,000** Sold Date **27-Oct-20**

3 2 2

Distance **0.16km**



1/5 Melville Avenue Frankston VIC 3199 Sold Price **\$760,000** Sold Date **07-Nov-20**

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Distance **0.64km**



2/34 Gweno Avenue Frankston VIC 3199 Sold Price **\$715,000** Sold Date **17-Nov-20**

3 2 2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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