

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

1/11 CLARENDON 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

\$460,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 1/71 PLAYNE STREET FRANKSTON VIC 3199 | \$485,000 | 08-Aug-23 |
| 6/27 DEANE STREET FRANKSTON VIC 3199 | \$468,000 | 07-Jul-23 |
| 2/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199 | \$455,000 | 02-Sep-23 |

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: 17 October 2023



**1/71 PLAYNE STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$485,000** Sold Date **08-Aug-23**

 2  1  1

Distance **0.54km**



**6/27 DEANE STREET FRANKSTON
VIC 3199**

Sold Price

\$468,000 Sold Date **07-Jul-23**

 2  1  1

Distance **0.63km**



**2/63 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199**

Sold Price

\$455,000 Sold Date **02-Sep-23**

 2  1  1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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