

## 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

1/17-21 MOUNT VIEW COURT 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

2/17 FOOT STREET FRANKSTON VIC 3199

\$587,000

05-Mar-24

3/11 WILLIAMS STREET FRANKSTON VIC 3199

\$583,000

06-Apr-24

2/45 HEATHERHILL ROAD FRANKSTON VIC 3199

\$598,000

15-Apr-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: 31 July 2024

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**2/17 FOOT STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price **\$587,000** Sold Date **05-Mar-24**

Distance **0.3km**



**3/11 WILLIAMS STREET  
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$583,000** Sold Date **06-Apr-24**

Distance **1.14km**



**2/45 HEATHERHILL ROAD  
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$598,000** Sold Date **15-Apr-24**

Distance **1.28km**

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

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