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 BROOKLYN AVENUE 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	\$690,000	&	\$759,000
3	between	, ,		·,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$740,000	Prope	erty type	e House		Suburb	Frankston
Period-from	01 Apr 2023	to	31 Mar 2	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.

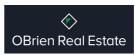
Address of comparable property	Price	Date of sale
20 MCMURTRY WAY FRANKSTON VIC 3199	\$780,000	25-Mar-24
15 GOLF LINKS ROAD FRANKSTON VIC 3199	\$740,000	20-Oct-23
76 HEATHERHILL ROAD FRANKSTON VIC 3199	\$780,000	16-Feb-24

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: 18 April 2024





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20 MCMURTRY WAY FRANKSTON Sold Price VIC 3199

aaa 2

RS \$780,000 UN

Sold Date 25-Mar-24

4

Distance

0.17km



15 GOLF LINKS ROAD FRANKSTON Sold Price **VIC 3199**

\$740,000 Sold Date 20-Oct-23

2 4

Distance

0.33km



76 HEATHERHILL ROAD FRANKSTON VIC 3199

aggregation 2

Sold Price

\$780,000 Sold Date 16-Feb-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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