

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

2/3 WOODLEA COURT 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

\$325,000

&

\$357,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

3/27 FINLAY STREET FRANKSTON VIC 3199	\$325,000	29-Aug-24
4/13 FAIRWAY STREET FRANKSTON VIC 3199	\$330,000	02-Sep-24
5/4 LEWIS STREET FRANKSTON VIC 3199	\$350,000	29-Jul-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: 24 October 2024



3/27 FINLAY STREET FRANKSTON VIC 3199

Sold Price

^{RS}

\$325,000

Sold Date **29-Aug-24**

1 1 1

Distance **0.98km**



4/13 FAIRWAY STREET FRANKSTON VIC 3199

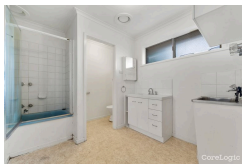
Sold Price

\$330,000

Sold Date **02-Sep-24**

2 1 -

Distance **0.51km**



5/4 LEWIS STREET FRANKSTON VIC 3199

Sold Price

^{RS}

\$350,000

Sold Date **29-Jul-24**

1 1 1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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