

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

4/12 SCREEN 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

2/44 SCREEN STREET FRANKSTON VIC 3199	\$566,000	25-Sep-23
1/1 ST JOHNS AVENUE FRANKSTON VIC 3199	\$575,000	28-Nov-23
1/29 DEANE STREET FRANKSTON VIC 3199	\$570,000	22-Dec-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: 02 April 2024


**2/44 SCREEN STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$566,000

Sold Date

25-Sep-23

Distance

0.26km

**1/1 ST JOHNS AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$575,000

Sold Date

28-Nov-23

Distance

0.36km

**1/29 DEANE STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$570,000

Sold Date

22-Dec-23

Distance

0.91km

**2/36 SCREEN STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$505,000

Sold Date

19-Aug-23

Distance

0.2km

**12A HOLMES STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

- Sold Date

-

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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