## 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
Single Price		\$499,000	&	\$548,900

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$500,000	Prop	erty type	Unit		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.

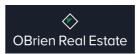
Address of comparable property	Price	Date of sale
2/44 SCREEN STREET FRANKSTON VIC 3199	\$566,000	25-Sep-23
1/1 ST JOHNS AVENUE FRANKSTON VIC 3199	\$575,000	28-Nov-23
1/29 DEANE STREET FRANKSTON VIC 3199	\$570,000	22-Dec-23

#### 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





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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

⇔1

**2** 🗎 1

Sold Price

\$575,000 Sold Date 28-Nov-23

Distance 0.36km



1/29 DEANE STREET FRANKSTON Sold Price VIC 3199

**□** 2 **□** 1 **□** 1

\$570,000 Sold Date 22-Dec-23

Distance 0.91km



2/36 SCREEN STREET FRANKSTON Sold Price VIC 3199

**2** 

<u></u>1 ⇔1

\$505,000 Sold Date 19-Aug-23

Distance 0.2km



12A HOLMES STREET FRANKSTON Sold Price VIC 3199

**2** 2

₩ 1

 $\bigcirc$  1

- Sold Date

Distance 0.45km

**RS** = Recent sale

**UN** = Undisclosed Sale

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