

## 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

14 CAMPBELL STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 14 LEONARD STREET FRANKSTON VIC 3199  | \$780,000 | 05-Feb-22 |
| 51 ASHLEIGH AVENUE FRANKSTON VIC 3199 | \$715,000 | 02-Apr-22 |
|                                       |           |           |

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: 12 April 2022


**14 LEONARD STREET FRANKSTON  
VIC 3199**

Sold Price

**\$780,000**

Sold Date

**05-Feb-22**


Distance

**0.11km**

**51 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup>  
**\$715,000**

Sold Date

**02-Apr-22**


Distance

**0.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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