

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

405/16 CLYDE STREET MALL 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

4/19 LEWIS STREET FRANKSTON VIC 3199	\$375,000	14-Dec-23
4/7 PETRIE STREET FRANKSTON VIC 3199	\$350,000	27-Oct-23
104/38 PLAYNE STREET FRANKSTON VIC 3199	\$460,000	25-Nov-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: 06 March 2024



**4/19 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

\$375,000

Sold Date

14-Dec-23

 2

 1

 1

Distance

0.36km



**4/7 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$350,000

Sold Date

27-Oct-23

 2

 1

 1

Distance

0.41km



**104/38 PLAYNE STREET
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$460,000**

Sold Date

25-Nov-23

 2

 1

 1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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