

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

1/16-18 ROBERTS 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

3/33 HILLCREST ROAD FRANKSTON VIC 3199	\$590,000	04-Nov-24
5/104 HILLCREST ROAD FRANKSTON VIC 3199	\$560,000	29-Nov-24
11/8-10 JOY STREET FRANKSTON VIC 3199	\$603,000	26-Nov-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: 20 January 2025

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**3/33 HILLCREST ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$590,000** Sold Date **04-Nov-24**

Distance **0.24km**

**5/104 HILLCREST ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$560,000** Sold Date **29-Nov-24**

Distance **0.82km**

**11/8-10 JOY STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price ^{RS} **\$603,000** Sold Date **26-Nov-24**

Distance **1.46km**
RS = Recent sale

UN = Undisclosed Sale

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