

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

1/2 MILLARD 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 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

4/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$600,000	13-Nov-21
6/16-17 BLOOM STREET FRANKSTON VIC 3199	\$600,500	24-Mar-22
1/38 SCREEN STREET FRANKSTON VIC 3199	\$650,000	03-May-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: 23 May 2022


**4/63 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$600,000** Sold Date **13-Nov-21**

Distance -


**6/16-17 BLOOM STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$600,500** Sold Date **24-Mar-22**

Distance **0.59km**


**1/38 SCREEN STREET FRANKSTON
VIC 3199**

 3  1  1

Sold Price ^{RS} **\$650,000** Sold Date **03-May-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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