

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

1/8-10 JOY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

11/8-10 JOY STREET FRANKSTON VIC 3199	\$603,000	19-Nov-24
5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$535,000	19-Nov-24
2/11 PARER STREET FRANKSTON VIC 3199	\$550,000	19-Aug-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: 18 February 2025

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

 2  1  1

Sold Price

\$603,000

Sold Date **19-Nov-24**

Distance **0.05km**



**5/33-35 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$535,000

Sold Date **19-Nov-24**

Distance **0.23km**



**2/11 PARER STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$550,000

Sold Date **19-Aug-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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