

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

1/1-5 HOOD 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

26 BOONONG AVENUE SEAFORD VIC 3198	\$500,000	19-Dec-24
3/16 CARDER AVENUE SEAFORD VIC 3198	\$425,000	12-Feb-25
12/1-3 SKYE ROAD FRANKSTON VIC 3199	\$485,000	22-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: 25 March 2025



**26 BOONONG AVENUE SEAFORD
VIC 3198**

 2  1  1

Sold Price

\$500,000

Sold Date

19-Dec-24

Distance

0.84km



**3/16 CARDER AVENUE SEAFORD
VIC 3198**

 2  -  -

Sold Price

\$425,000

Sold Date

12-Feb-25

Distance

0.68km



**12/1-3 SKYE ROAD FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$485,000

Sold Date

22-Nov-24

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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