

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

11/11 WILLIAMS 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 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

5/14 WILLIAMS STREET FRANKSTON VIC 3199	\$550,000	04-Feb-25
3/21-23 WILLIAMS STREET FRANKSTON VIC 3199	\$550,000	09-Jan-25
5/5-7 MUIR STREET FRANKSTON VIC 3199	\$570,000	20-Feb-25

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: 17 April 2025

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**5/14 WILLIAMS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$550,000

Sold Date **04-Feb-25**

Distance

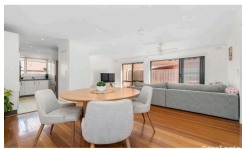
0.1km

**3/21-23 WILLIAMS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

Sold Date **09-Jan-25**

Distance

0.11km

**5/5-7 MUIR STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$570,000

Sold Date **20-Feb-25**

Distance

0.26km
RS = Recent sale

UN = Undisclosed Sale

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