

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

2/11 OGRADY AVENUE 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

1/20 MEREWETHER AVENUE FRANKSTON VIC 3199	\$537,500	12-Sep-24
3/48-50 HIGH STREET FRANKSTON VIC 3199	\$545,000	20-Sep-24
1/17-21 MOUNT VIEW COURT FRANKSTON VIC 3199	\$550,000	20-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: 29 October 2024

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**1/20 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$537,500

Sold Date **12-Sep-24**

Distance

0.3km



**3/48-50 HIGH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date **20-Sep-24**

Distance

1.3km



**1/17-21 MOUNT VIEW COURT
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$550,000**

Sold Date **20-Aug-24**

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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