

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

2/14 VERA 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

\$480,000

&

\$529,000

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

2/28-30 ROBERTS STREET FRANKSTON VIC 3199	\$502,000	27-Nov-24
2/19-21 RESERVOIR ROAD FRANKSTON VIC 3199	\$500,000	24-Jan-25
5/31 BROOKLYN AVENUE FRANKSTON VIC 3199	\$527,000	03-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: 21 March 2025

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**2/28-30 ROBERTS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$502,000** Sold Date **27-Nov-24**

Distance **0.66km**



**2/19-21 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **24-Jan-25**

Distance **1.1km**



**5/31 BROOKLYN AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$527,000** Sold Date **03-Feb-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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