

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

2/2-4 PARER 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

\$449,500

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

1/4-6 ROYLE STREET FRANKSTON VIC 3199	\$435,000	22-Feb-24
9/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$473,500	09-Apr-24
2/14 PETRIE STREET FRANKSTON VIC 3199	\$460,000	19-Jun-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: 14 October 2024

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**1/4-6 ROYLE STREET FRANKSTON
VIC 3199**

Sold Price

\$435,000

Sold Date

22-Feb-24

 2

 1

 1

Distance

0.11km



**9/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

Sold Price

\$473,500

Sold Date

09-Apr-24

 2

 1

 1

Distance

0.48km



**2/14 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$460,000

Sold Date

19-Jun-24

 2

 1

 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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