

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

2/20 SCREEN 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

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

2/16 LAUTREC STREET FRANKSTON VIC 3199	\$640,000	07-Nov-24
2/8 REID STREET FRANKSTON VIC 3199	\$650,000	23-Oct-24
2/15 MARGATE AVENUE FRANKSTON VIC 3199	\$735,000	13-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: 14 April 2025

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**2/16 LAUTREC STREET
FRANKSTON VIC 3199** 3  2  1Sold Price **\$640,000** Sold Date **07-Nov-24**Distance **1.93km****2/8 REID STREET FRANKSTON VIC
3199** 3  1  1Sold Price **\$650,000** Sold Date **23-Oct-24**Distance **1.01km****2/15 MARGATE AVENUE
FRANKSTON VIC 3199** 3  2  2Sold Price **\$735,000** Sold Date **13-Nov-24**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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