

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

3/2 QUEEN 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 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

1/20 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	27-Nov-24
2/23 LEWIS STREET FRANKSTON VIC 3199	\$587,500	21-Oct-24
3/23 LEWIS STREET FRANKSTON VIC 3199	\$585,000	08-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: 15 February 2025



**1/20 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$530,000

Sold Date **27-Nov-24**

Distance

0.5km



**2/23 LEWIS STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

\$587,500

Sold Date **21-Oct-24**

Distance

0.5km



**3/23 LEWIS STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

\$585,000

Sold Date **08-Nov-24**

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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