

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

3/61 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

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

2/45 SCREEN STREET FRANKSTON VIC 3199	\$800,000	04-Dec-24
1/35 NURSERY AVENUE FRANKSTON VIC 3199	\$825,000	08-Oct-24
1/32 PINE HILL DRIVE FRANKSTON VIC 3199	\$757,500	12-Jan-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: 17 February 2025

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2/45 SCREEN STREET FRANKSTON VIC 3199

Sold Price **\$800,000** Sold Date **04-Dec-24**

 3  2  2

Distance **0.12km**



1/35 NURSERY AVENUE FRANKSTON VIC 3199

Sold Price **\$825,000** Sold Date **08-Oct-24**

 3  2  2

Distance **0.65km**



1/32 PINE HILL DRIVE FRANKSTON VIC 3199

Sold Price ^{RS} **\$757,500** Sold Date **12-Jan-25**

 3  2  2

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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