

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

5 CECIL 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

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

2/132 WILLIAMS STREET FRANKSTON VIC 3199	\$645,000	24-Oct-24
2/36 GEORGE STREET FRANKSTON VIC 3199	\$575,000	19-Nov-24
1/49-51 NOLAN STREET FRANKSTON VIC 3199	\$580,000	25-Sep-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: 03 February 2025

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**2/132 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS}

\$645,000

Sold Date

24-Oct-24

Distance

0.35km



**2/36 GEORGE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$575,000

Sold Date

19-Nov-24

Distance

0.36km



**1/49-51 NOLAN STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$580,000

Sold Date

25-Sep-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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