

## 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

8/20 BRADSHAW STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

6 SPRAY STREET FRANKSTON VIC 3199	\$374,000	16-Mar-24
4/28 ORWIL STREET FRANKSTON VIC 3199	\$345,000	16-Apr-24
1/8 EBDAL STREET FRANKSTON VIC 3199	\$377,500	28-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: 15 August 2024



**6 SPRAY STREET FRANKSTON VIC 3199**

Sold Price

**\$374,000**

Sold Date

**16-Mar-24**

 2

 1

 1

Distance

**0km**



**4/28 ORWIL STREET FRANKSTON VIC 3199**

Sold Price

**\$345,000**

Sold Date

**16-Apr-24**

 2

 1

 1

Distance

**0.25km**



**1/8 EBDAL STREET FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$377,500**

Sold Date

**28-Jun-24**

 2

 1

 1

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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