

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

1/10 CORLETT 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

1/31 PETRIE STREET FRANKSTON VIC 3199	\$690,000	06-Nov-23
44A MCALISTER STREET FRANKSTON VIC 3199	\$700,000	22-Oct-23

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: 05 March 2024



**1/31 PETRIE STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price

\$690,000

Sold Date **06-Nov-23**

Distance

0.81km



**44A MCALISTER STREET
FRANKSTON VIC 3199**

 3  2  1

Sold Price

\$700,000

Sold Date **22-Oct-23**

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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