# 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
Single Price		\$640,000	&	\$704,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$487,000	Prop	erty type	Unit		Suburb	Frankston
Period-from	01 Mar 2023	to	29 Feb 2	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.

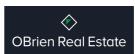
Address of comparable property	Price	Date of sale
1/31 PETRIE STREET FRANKSTON VIC 3199	\$690,000	06-Nov-23
44A MCALISTER STREET FRANKSTON VIC 3199	\$700,000	22-Oct-23

#### 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





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1/31 PETRIE STREET FRANKSTON VIC 3199

Sold Price

\$690,000 Sold Date 06-Nov-23

Distance

0.81km



**44A MCALISTER STREET FRANKSTON VIC 3199** 

**=** 3 ₾ 2

**■** 3

Sold Price

\$700,000 Sold Date 22-Oct-23

Distance

0.88km

**RS** = Recent sale

UN = Undisclosed Sale

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