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

1/125 LINDRUM ROAD 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	\$490,000	&	\$539,000
Single i fice	between	ψ430,000		ψ555,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$505,000	Prop	erty type	ty type Unit		Suburb	Frankston
Period-from	01 May 2023	to	30 Apr 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.

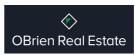
Address of comparable property	Price	Date of sale
6/15-17 DEANE STREET FRANKSTON VIC 3199	\$497,000	03-Feb-24
2/5 DEANE STREET FRANKSTON VIC 3199	\$530,000	27-Feb-24
1/51 KENILWORTH AVENUE FRANKSTON VIC 3199	\$505,000	08-Mar-24

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: 21 May 2024





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6/15-17 DEANE STREET **FRANKSTON VIC 3199**

= 2

Sold Price

\$497,000 Sold Date 03-Feb-24

1.18km Distance



2/5 DEANE STREET FRANKSTON **VIC 3199**

\$ 1

□ 1

Sold Price

\$530,000 Sold Date 27-Feb-24

Distance 1.21km



1/51 KENILWORTH AVENUE **FRANKSTON VIC 3199**

= 2

= 2

₾ 1

₾ 1

⇔ 2

Sold Price

\$505,000 Sold Date 08-Mar-24

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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