

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

1/136 WILLIAMS 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

9/11 CLARENDON STREET FRANKSTON VIC 3199	\$400,000	02-Mar-24
3/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$405,000	15-Dec-23
3/99 KARS STREET FRANKSTON SOUTH VIC 3199	\$406,500	20-Jan-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 April 2024

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**9/11 CLARENDON STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$400,000** Sold Date **02-Mar-24**

Distance **0.57km**



**3/12-14 NURSERY AVENUE
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$405,000** Sold Date **15-Dec-23**

Distance **1.14km**



**3/99 KARS STREET FRANKSTON
 SOUTH VIC 3199**

 2  1  1

Sold Price **\$406,500** Sold Date **20-Jan-24**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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