

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

1/17 JOLLY 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

1/1A SKYE ROAD FRANKSTON VIC 3199	\$592,000	17-May-24
8/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$630,000	10-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: 30 May 2024

**1/1A SKYE ROAD FRANKSTON VIC 3199**

Sold Price

RS

\$592,000

Sold Date

17-May-24

3 2 2

Distance

1.24km**8/105 MCMAHONS ROAD FRANKSTON VIC 3199**

Sold Price

\$630,000

Sold Date

10-Jan-24

3 2 2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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