

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

1/20 HIGH 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

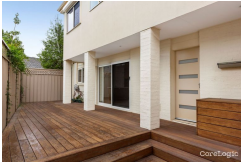
Date of sale

7 ORCHARD GROVE FRANKSTON SOUTH VIC 3199	\$1,100,000	24-May-22
4/629 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$1,065,000	28-May-21
41 NOLAN STREET FRANKSTON VIC 3199	\$1,280,000	23-Jun-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: 13 February 2024



7 ORCHARD GROVE FRANKSTON SOUTH VIC 3199

 3  2  2

Sold Price

\$1,100,000

Sold Date

24-May-22

Distance

1.5km



4/629 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199

 3  2  2

Sold Price

\$1,065,000

Sold Date

28-May-21

Distance

1.79km



41 NOLAN STREET FRANKSTON VIC 3199

 4  2  1

Sold Price

\$1,280,000

Sold Date

23-Jun-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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