

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

1/36 FAIRWAY 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

21 Dec 2023

to

21 June 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

3/19 LEWIS STREET FRANKSTON VIC 3199	\$357,000	02-Jan-24
10/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$363,000	20-Mar-24
3/25 FAIRWAY STREET FRANKSTON VIC 3199	\$370,000	25-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 June 2024



**3/19 LEWIS STREET FRANKSTON
 VIC 3199**

 2  1  -

Sold Price

^{RS} **\$357,000**

Sold Date **02-Jan-24**

Distance **0.63km**



**10/402 NEPEAN HIGHWAY
 FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$363,000

Sold Date **20-Mar-24**

Distance **0.97km**



**3/25 FAIRWAY STREET
 FRANKSTON VIC 3199**

 2  1  -

Sold Price

\$370,000

Sold Date **25-Mar-24**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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