

## 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

1/360 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2022

to

30 Jun 2023

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

2/10 CORSICAN STREET FRANKSTON NORTH VIC 3200	\$511,100	06-Feb-23
79A ARMATA CRESCENT FRANKSTON NORTH VIC 3200	\$530,000	06-Jul-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: 10 July 2023



**2/10 CORSICAN STREET  
FRANKSTON NORTH VIC 3200**

3 2 1

Sold Price **\$511,100** Sold Date **06-Feb-23**

Distance **0.25km**



**79A ARMATA CRESCENT  
FRANKSTON NORTH VIC 3200**

3 2 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **06-Jul-23**

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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