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

1/4 VERMAY AVENUE 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	\$580,000	&	\$630,000
Single Frice	between	φ300,000	α	φ030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$500,000	Prope	erty type		Unit	Suburb	Frankston
Period-from	01 Mar 2023	to	29 Feb 2	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.

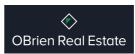
Address of comparable property	Price	Date of sale
1/25 BLOOM STREET FRANKSTON VIC 3199	\$600,000	20-Nov-23
1 MCALISTER STREET FRANKSTON VIC 3199	\$610,000	11-Oct-23
2/8 ST JOHNS AVENUE FRANKSTON VIC 3199	\$628,100	03-Nov-23

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: 20 March 2024





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1/25 BLOOM STREET FRANKSTON Sold Price VIC 3199

\$600,000 Sold Date 20-Nov-23

Distance



1 MCALISTER STREET FRANKSTON Sold Price **VIC 3199**

\$610,000 Sold Date **11-Oct-23**

1.17km

= 2 \$ 1

□ 2

Distance 1.24km



2/8 ST JOHNS AVENUE **FRANKSTON VIC 3199**

Sold Price

\$628,100 Sold Date 03-Nov-23

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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