

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 MARY 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

\$3,200,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,100

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

74 GOULD STREET FRANKSTON VIC 3199	\$3,825,000	19-Jan-24
1 PALM COURT FRANKSTON VIC 3199	-	19-Aug-21

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.

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**74 GOULD STREET FRANKSTON
VIC 3199**

3 3 2

Sold Price ^{RS} **\$3,825,000** ^{UN} Sold Date **19-Jan-24**

Distance **0.36km**



**1 PALM COURT FRANKSTON VIC
3199**

4 1 2

Sold Price - Sold Date **19-Aug-21**

Distance **0.09km**

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

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