

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

101 BEACH STREET FRANKSTON VIC 3199

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between

| | | |
|--|-----------|-----------|
| | \$620,000 | \$680,000 |
|--|-----------|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$740,000 | Property type | House | Suburb | Frankston |
| Period-from | 01 Jun 2023 | to | 31 May 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 |
|--------------------------------|-------|--------------|
| | | |
| | | |
| | | |

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: 12 June 2024