

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

11/33 DEANE 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

\$388,000

&

\$426,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

3/1 CATHERINE PARADE FRANKSTON VIC 3199	\$395,000	02-Jul-24
15/8-10 JOY STREET FRANKSTON VIC 3199	\$465,000	07-Apr-24
1/35 ROBERTS STREET FRANKSTON VIC 3199	\$414,000	08-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: 05 July 2024



**3/1 CATHERINE PARADE
FRANKSTON VIC 3199**

 1  1  1

Sold Price

^{RS}

\$395,000

Sold Date

02-Jul-24

Distance

0.72km



**15/8-10 JOY STREET FRANKSTON
VIC 3199**

 1  1  1

Sold Price

\$465,000

Sold Date

07-Apr-24

Distance

0.92km



**1/35 ROBERTS STREET
FRANKSTON VIC 3199**

 1  1  1

Sold Price

\$414,000

Sold Date

08-Mar-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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