

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

11/47 KARS 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

3/17-19 GEORGE STREET FRANKSTON VIC 3199	\$550,000	09-Jul-23
5/52 WILLIAMS STREET FRANKSTON VIC 3199	\$560,000	10-Jan-23
3/52 WILLIAMS STREET FRANKSTON VIC 3199	\$565,000	28-Mar-22

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 September 2023



**3/17-19 GEORGE STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **09-Jul-23**

Distance **0.17km**



**5/52 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 2

Sold Price **\$560,000** Sold Date **10-Jan-23**

Distance **0.29km**



**3/52 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$565,000** Sold Date **28-Mar-22**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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