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 LAUTREC 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 \$790,000 & \$869,000	Single Price			\$790,000	&	\$869,000
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Median sale price

(*Delete house or unit as applicable)

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

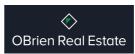
Address of comparable property	Price	Date of sale
19 KINGSTON HEIGHTS FRANKSTON VIC 3199	\$915,000	12-Jan-24
26 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$910,000	06-Apr-24
290 HEATHERHILL ROAD FRANKSTON VIC 3199	\$900,000	13-Feb-24

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: 14 June 2024





Rebecca Bassett

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19 KINGSTON HEIGHTS **FRANKSTON VIC 3199**

₾ 2 ⇔ 4 Sold Price

\$915,000 Sold Date 12-Jan-24

0.46km Distance



26 RAPHAEL CRESCENT FRANKSTON VIC 3199

= 3 ₾ 2 😞 2 Sold Price

\$910,000 Sold Date 06-Apr-24

Distance 0.62km



290 HEATHERHILL ROAD **FRANKSTON VIC 3199**

aggregation 2

₩ 3

Sold Price

\$900,000 Sold Date 13-Feb-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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