

## 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

13 BERRINGA STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$682,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10 BERRINGA STREET FRANKSTON VIC 3199 | \$660,000 | 13-Feb-23 |
| 61 ASHLEIGH AVENUE FRANKSTON VIC 3199 | \$650,000 | 12-Jun-23 |
| 25 CORAL STREET FRANKSTON VIC 3199    | \$650,000 | 01-Jan-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.~~

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**10 BERRINGA STREET FRANKSTON VIC 3199** Sold Price **\$660,000** Sold Date **13-Feb-23**

1 1 1

Distance **0.05km**



**61 ASHLEIGH AVENUE FRANKSTON VIC 3199** Sold Price **\$650,000** Sold Date **12-Jun-23**

2 1 2

Distance **0.08km**



**25 CORAL STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$650,000** Sold Date **01-Jan-24**

3 2 1

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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