

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

14/2 SPRAY 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

4 JOLLY STREET FRANKSTON VIC 3199	\$620,000	04-Jul-23
37/8 HANNAH STREET SEAFORD VIC 3198	\$620,000	24-Feb-24
1/10 WINGHAM COURT FRANKSTON VIC 3199	\$626,000	16-Oct-23

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: 02 April 2024



4 JOLLY STREET FRANKSTON VIC 3199

 3  1  1

Sold Price

\$620,000

Sold Date

04-Jul-23

Distance

0.84km



37/8 HANNAH STREET SEAFORD VIC 3198

 3  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

24-Feb-24

Distance

1.17km



1/10 WINGHAM COURT FRANKSTON VIC 3199

 3  1  2

Sold Price

\$626,000

Sold Date

16-Oct-23

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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