

## 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

16 LEE 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

\$749,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

4 WURRINDI COURT FRANKSTON VIC 3199	\$757,000	06-Jul-23
199 HEATHERHILL ROAD FRANKSTON VIC 3199	\$780,000	14-Oct-23
17 MARGATE AVENUE FRANKSTON VIC 3199	\$786,000	28-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: 07 November 2023



**4 WURRINDI COURT FRANKSTON VIC 3199**

 3  2  2

Sold Price

**\$757,000**

Sold Date

**06-Jul-23**

Distance

**0.51km**



**199 HEATHERHILL ROAD FRANKSTON VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**14-Oct-23**

Distance

**1.26km**



**17 MARGATE AVENUE FRANKSTON VIC 3199**

 3  1  2

Sold Price

<sup>RS</sup> **\$786,000**

Sold Date

**28-Oct-23**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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