

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

2/13 FAIRWAY 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

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

1/15-17 FAIRWAY STREET FRANKSTON VIC 3199	\$420,500	14-Nov-23
2/28 ORWIL STREET FRANKSTON VIC 3199	\$400,000	20-Oct-23
1/10-12 SPRAY STREET FRANKSTON VIC 3199	\$415,000	26-Sep-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: 30 January 2024



**1/15-17 FAIRWAY STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$420,500** Sold Date **14-Nov-23**

Distance **0.07km**



**2/28 ORWIL STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$400,000** Sold Date **20-Oct-23**

Distance **0.15km**



**1/10-12 SPRAY STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$415,000** Sold Date **26-Sep-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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