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 & \$429,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$477,500	Prop	erty type	Unit		Suburb	Frankston
Period-from	01 Jan 2023	to	31 Dec 2	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.

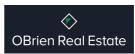
Address of comparable property	Price	Date of sale
1/15-17 FAIRWAY STREET FRANKSTON VIC 3199	\$420,500	14-Nov-23
2/28 ORWIL STREET FRANKSTON VIC 3199	\$400,000	20-Oct-23
1/10-12 SPRAY STREET FRANKSTON VIC 3199	\$415,000	26-Sep-23

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





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

□ 1

\$ 1

Sold Price

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

0.07km Distance



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

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

Distance 0.15km

1/10-12 SPRAY STREET FRANKSTON VIC 3199

= 2

= 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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