

## 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

2/140 WILLIAMS 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

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

11/4-6 FOOT STREET FRANKSTON VIC 3199	\$430,000	21-Feb-23
20/1 FOOT STREET FRANKSTON VIC 3199	\$447,500	12-Apr-23
2/53-55 HILLCREST ROAD FRANKSTON VIC 3199	\$460,000	07-Mar-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: 01 August 2023



**11/4-6 FOOT STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$430,000**

Sold Date

**21-Feb-23**

Distance

**0.02km**



**20/1 FOOT STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$447,500**

Sold Date

**12-Apr-23**

Distance

**0.13km**



**2/53-55 HILLCREST ROAD  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$460,000**

Sold Date

**07-Mar-23**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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