

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

2/2 JOLLY 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

10/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	06-Feb-24
8/2 CAMPBELL STREET FRANKSTON VIC 3199	\$530,500	18-Oct-23
3/34 LEWIS STREET FRANKSTON VIC 3199	\$525,000	01-Nov-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: 13 February 2024



**10/33-35 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date **06-Feb-24**

Distance **0.66km**



**8/2 CAMPBELL STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$530,500

Sold Date **18-Oct-23**

Distance **0.67km**



**3/34 LEWIS STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$525,000

Sold Date **01-Nov-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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