## 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
Single Price		\$490,000	&	\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$487,000	Prop	erty type	Unit		Suburb	Frankston
Period-from	01 Feb 2023	to	31 Jan 2	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.

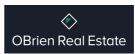
Address of comparable property	Price	Date of sale
10/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	06-Feb-24
8/2 CAMPBELL STREET FRANKSTON VIC 3199	\$530,500	18-Oct-23
3/34 LEWIS STREET FRANKSTON VIC 3199	\$525,000	01-Nov-23

#### 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





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

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₾ 1

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **06-Feb-24** 

0.66km Distance



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

**=** 2 ₾ 1 Sold Price

\$530,500 Sold Date 18-Oct-23

Distance 0.67km



3/34 LEWIS STREET FRANKSTON Sold Price VIC 3199

二 2 \$1 \$525,000 Sold Date 01-Nov-23

Distance 0.72km

**RS** = Recent sale

UN = Undisclosed Sale

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