

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

2/25 CATHERINE PARADE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

3/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$560,000	30-Mar-24
4/12 SCREEN STREET FRANKSTON VIC 3199	\$542,500	17-May-24

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: 25 June 2024



**3/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$560,000** Sold Date **30-Mar-24**

Distance **1.18km**



**4/12 SCREEN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$542,500** Sold Date **17-May-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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