

## 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

2/33 LARDNER ROAD 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

6/10-12 BLOOM STREET FRANKSTON VIC 3199	\$500,000	03-Mar-24
6/15-17 DEANE STREET FRANKSTON VIC 3199	\$497,000	03-Feb-24
3/21 HEATHERHILL ROAD FRANKSTON VIC 3199	\$505,000	07-Mar-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: 18 April 2024



**6/10-12 BLOOM STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$500,000** Sold Date **03-Mar-24**

Distance **0.34km**



**6/15-17 DEANE STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$497,000** Sold Date **03-Feb-24**

Distance **0.72km**



**3/21 HEATHERHILL ROAD  
FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **07-Mar-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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