

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

2/49 YUILLE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

1/615 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$661,000	29-Jul-20
1/17 KARS STREET FRANKSTON VIC 3199	\$676,000	16-Jan-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: 19 June 2024



**1/615 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**

2 1 1

Sold Price **\$661,000** Sold Date **29-Jul-20**

Distance **1.7km**



**1/17 KARS STREET FRANKSTON
VIC 3199**

3 1 1

Sold Price **\$676,000** Sold Date **16-Jan-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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