

## 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

2/88 MCMAHONS 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

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

1/89 MCMAHONS ROAD FRANKSTON VIC 3199	\$620,000	28-Oct-23
8/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$630,000	10-Jan-24
6/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$620,000	26-Sep-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: 01 May 2024



1/89 MCMAHONS ROAD  
FRANKSTON VIC 3199

3 2 1

Sold Price **\$620,000** Sold Date **28-Oct-23**

Distance **0.13km**



8/105 MCMAHONS ROAD  
FRANKSTON VIC 3199

3 2 2

Sold Price **\$630,000** Sold Date **10-Jan-24**

Distance **0.25km**



6/105 MCMAHONS ROAD  
FRANKSTON VIC 3199

3 2 2

Sold Price **\$620,000** Sold Date **26-Sep-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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