

## 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 MINCHA STREET 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

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

23 MURAWA STREET FRANKSTON VIC 3199	\$770,000	12-Dec-23
34 WARRAIN STREET FRANKSTON VIC 3199	\$765,000	20-Feb-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.

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**23 MURAWA STREET FRANKSTON** Sold Price **\$770,000** Sold Date **12-Dec-23**  
**VIC 3199**

 3  1  1

Distance **0.22km**



**34 WARRAIN STREET FRANKSTON** Sold Price **\$765,000** Sold Date **20-Feb-24**  
**VIC 3199**

 3  1  -

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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