

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |                                   |
|---|-----------------------------------|
| <b>Address</b><br>Including suburb and postcode | 23 Margate Avenue Frankston, 3199 |
|---|-----------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                           |
|---------------|---------------------------|
| Range between | \$1,700,000 & \$1,870,000 |
|---------------|---------------------------|

### Median sale price

|               |             |               |                |        |           |
|---------------|-------------|---------------|----------------|--------|-----------|
| Median price  | \$477,500   | Property Type | BLOCK OF UNITS | Suburb | FRANKSTON |
| Period - From | 01-Jul-2023 | to            | 31-Dec-2023    | Source | Corelogic |

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 17-Jan-2024 at 2:34:07 PM EST