

## 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

25A MCALISTER 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

\$650,000

&

\$715,000

### 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

1/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$605,000	20-Apr-24
1/16 DUNCAN AVENUE SEAFORD VIC 3198	\$510,000	23-Feb-24
27 FROME AVENUE FRANKSTON VIC 3199	\$725,000	12-Apr-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: 30 May 2024



**1/32-34 ROBERTS STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$605,000** Sold Date **20-Apr-24**

Distance **1.65km**



**1/16 DUNCAN AVENUE SEAFORD  
VIC 3198**

 2  1  1

Sold Price **\$510,000** Sold Date **23-Feb-24**

Distance **1.57km**



**27 FROME AVENUE FRANKSTON  
VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$725,000** <sup>UN</sup> Sold Date **12-Apr-24**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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