

## 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

2C VERA 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/57 BAYVIEW ROAD FRANKSTON VIC 3199	\$748,500	14-Jul-23
3/10 ARGYLE STREET FRANKSTON VIC 3199	\$750,000	25-Sep-23
2/41B CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$740,000	14-Jul-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: 13 November 2023



**1/57 BAYVIEW ROAD FRANKSTON  
VIC 3199**

 3  1  1

Sold Price

**\$748,500**

Sold Date

**14-Jul-23**

Distance

**0.41km**



**3/10 ARGYLE STREET FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**25-Sep-23**

Distance

**0.78km**



**2/41B CULCAIRN DRIVE  
FRANKSTON SOUTH VIC 3199**

 3  2  1

Sold Price

**\$740,000**

Sold Date

**14-Jul-23**

Distance

**1.27km**

RS = Recent sale

UN = Undisclosed Sale

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