

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

3/1 CATHERINE PARADE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$379,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--|-----------|-----------|
| 15/8-10 JOY STREET FRANKSTON VIC 3199 | \$465,000 | 07-Apr-24 |
| 2/15 COPROSMA AVENUE FRANKSTON VIC 3199 | \$381,888 | 27-Feb-24 |
| 3/63-65 YUILLE STREET FRANKSTON VIC 3199 | \$395,000 | 08-Mar-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: 21 June 2024

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15/8-10 JOY STREET FRANKSTON VIC 3199

Sold Price **\$465,000** Sold Date **07-Apr-24**

1 1 1

Distance **0.19km**



2/15 COPROSMA AVENUE FRANKSTON VIC 3199

Sold Price **\$381,888** Sold Date **27-Feb-24**

1 1 1

Distance **1.52km**



3/63-65 YUILLE STREET FRANKSTON VIC 3199

Sold Price **\$395,000** Sold Date **08-Mar-24**

1 1 1

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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