

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

3/2 OMAROO ROAD 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

3/22 LEONARD STREET FRANKSTON VIC 3199	\$495,000	05-Nov-22
2/39 FRANK STREET FRANKSTON VIC 3199	\$510,000	02-Dec-23
1/34 BIRDWOOD STREET FRANKSTON VIC 3199	\$511,000	23-Dec-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: 28 March 2024



**3/22 LEONARD STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$495,000** Sold Date **05-Nov-22**

Distance **0.78km**

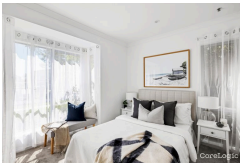


**2/39 FRANK STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$510,000** Sold Date **02-Dec-23**

Distance **0.94km**



**1/34 BIRDWOOD STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$511,000** Sold Date **23-Dec-23**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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