

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

3/27 FINLAY STREET 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

\$375,000

&

\$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

6/199-201 BEACH STREET FRANKSTON VIC 3199	\$435,000	05-Feb-24
6/5-8 GOVERNMENT ROAD FRANKSTON VIC 3199	\$450,000	03-Dec-23
1/35 ROBERTS STREET FRANKSTON VIC 3199	\$414,000	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: 12 May 2024

**6/199-201 BEACH STREET
FRANKSTON VIC 3199**

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Sold Price **\$435,000** Sold Date **05-Feb-24**Distance **1.31km****6/5-8 GOVERNMENT ROAD
FRANKSTON VIC 3199**

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Sold Price **\$450,000** Sold Date **03-Dec-23**Distance **0.97km****1/35 ROBERTS STREET
FRANKSTON VIC 3199**

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Sold Price **\$414,000** Sold Date **08-Mar-24**Distance **1.89km****RS** = Recent sale **UN** = Undisclosed Sale

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