

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

3/41 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

7/7-9 RODNEY COURT FRANKSTON VIC 3199	\$451,500	23-Oct-23
4/39 LEWIS STREET FRANKSTON VIC 3199	\$395,000	31-Jul-23
5/41-43 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$465,000	11-Aug-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: 30 January 2024



**7/7-9 RODNEY COURT
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$451,500

Sold Date

23-Oct-23

Distance

0.21km



**4/39 LEWIS STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$395,000

Sold Date

31-Jul-23

Distance

0.24km



**5/41-43 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$465,000

Sold Date

11-Aug-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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