

## 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

3/53-55 FRANKSTON-FLINDERS ROAD 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

\$450,000

&

\$495,000

### 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

11/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$498,000	07-Feb-24
4/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$490,000	24-Apr-24
9/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$473,500	09-Apr-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: 14 June 2024



**11/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$498,000** Sold Date **07-Feb-24**

Distance **0.13km**



**4/32-34 ROBERTS STREET FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$490,000** Sold Date **24-Apr-24**

Distance **0.52km**



**9/5 RESERVOIR ROAD FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$473,500** Sold Date **09-Apr-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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