

## 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

3/58 SKYE 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

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

21/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$613,000	18-Apr-23
6/192 BEACH STREET FRANKSTON VIC 3199	\$560,000	08-Apr-23
13/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$585,000	14-Mar-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: 04 August 2023

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**21/105 MCMAHONS ROAD  
FRANKSTON VIC 3199**

3 2 2

Sold Price

**\$613,000**

Sold Date

**18-Apr-23**

Distance

**0.72km**



**6/192 BEACH STREET FRANKSTON  
VIC 3199**

3 2 2

Sold Price

**\$560,000**

Sold Date

**08-Apr-23**

Distance

**1.7km**



**13/105 MCMAHONS ROAD  
FRANKSTON VIC 3199**

3 2 2

Sold Price

**\$585,000**

Sold Date

**14-Mar-23**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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