

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

3/6 LORRAINE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---------------------------------------|-----------|-----------|
| 1A FARRELL STREET FRANKSTON VIC 3199 | \$820,000 | - |
| 18 DAVID STREET FRANKSTON VIC 3199 | \$720,000 | 05-Mar-24 |
| 1/31 PETRIE STREET FRANKSTON VIC 3199 | \$690,000 | 06-Nov-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: 24 April 2024



1A FARRELL STREET FRANKSTON VIC 3199

 3  2  2

Sold Price

\$820,000

Sold Date

-

Distance

0.73km



18 DAVID STREET FRANKSTON VIC 3199

 3  2  -

Sold Price

\$720,000

Sold Date

05-Mar-24

Distance

0.41km



1/31 PETRIE STREET FRANKSTON VIC 3199

 3  2  1

Sold Price

\$690,000

Sold Date

06-Nov-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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