

## 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

3/63 SCREEN STREET 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

\$475,000

&

\$515,000

### 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

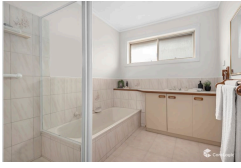
Date of sale

2/36 SCREEN STREET FRANKSTON VIC 3199	\$505,000	19-Aug-23
2/37 HIGHVIEW ROAD FRANKSTON VIC 3199	\$490,000	11-Nov-23
3/17-21 MOUNT VIEW COURT FRANKSTON VIC 3199	\$520,000	03-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: 12 January 2024



**2/36 SCREEN STREET FRANKSTON VIC 3199** Sold Price

**\$505,000** Sold Date **19-Aug-23**

 2  1  1

Distance **0.24km**



**2/37 HIGHVIEW ROAD FRANKSTON VIC 3199**

Sold Price

**\$490,000** Sold Date **11-Nov-23**

 2  1  1

Distance **0.69km**



**3/17-21 MOUNT VIEW COURT FRANKSTON VIC 3199**

Sold Price

**\$520,000** Sold Date **03-Nov-23**

 2  1  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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