

## 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

30 SHERIDAN AVENUE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13 CORLETT STREET FRANKSTON VIC 3199 | \$753,500 | 13-Mar-24 |
| 55 ORWIL STREET FRANKSTON VIC 3199   | \$700,000 | 18-Dec-23 |
| 126 MCMAHONS ROAD FRANKSTON VIC 3199 | \$710,000 | 06-Mar-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: 03 June 2024



## OBrien Real Estate

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### 13 CORLETT STREET FRANKSTON VIC 3199

3 1 2

Sold Price

**\$753,500**

Sold Date

**13-Mar-24**

Distance

**0.74km**



### 55 ORWIL STREET FRANKSTON VIC 3199

3 1 1

Sold Price

**\$700,000**

Sold Date

**18-Dec-23**

Distance

**0.65km**



### 126 MCMAHONS ROAD FRANKSTON VIC 3199

4 2 2

Sold Price

**\$710,000**

Sold Date

**06-Mar-24**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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