

## 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

37 MCALISTER 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

43 MCALISTER STREET FRANKSTON VIC 3199	\$742,500	10-Sep-23
42 MCALISTER STREET FRANKSTON VIC 3199	\$595,000	28-Feb-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: 31 May 2024



**43 MCALISTER STREET  
FRANKSTON VIC 3199**

3 1 -

Sold Price

**\$742,500**

Sold Date

**10-Sep-23**

Distance

**0.05km**



**42 MCALISTER STREET  
FRANKSTON VIC 3199**

3 1 -

Sold Price

**\$595,000**

Sold Date

**28-Feb-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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