

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

4/105 MCMAHONS ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 8/105 MCMAHONS ROAD FRANKSTON VIC 3199 | \$630,000 | 10-Jan-24 |
| 14/2 SPRAY STREET FRANKSTON VIC 3199 | \$620,000 | 15-May-24 |
| 3/6 LORRAINE STREET FRANKSTON VIC 3199 | \$740,000 | 30-May-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: 25 June 2024



**8/105 MCMAHONS ROAD
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$630,000** Sold Date **10-Jan-24**

Distance **0.05km**



**14/2 SPRAY STREET FRANKSTON
VIC 3199**

 3  1  1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **15-May-24**

Distance **0.47km**



**3/6 LORRAINE STREET
FRANKSTON VIC 3199**

 3  2  1

Sold Price ^{RS} **\$740,000** Sold Date **30-May-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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