

## 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

4/12 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

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

1/29 DEANE STREET FRANKSTON VIC 3199	\$570,000	22-Dec-23
2/44 SCREEN STREET FRANKSTON VIC 3199	\$566,000	25-Sep-23
2/36 SCREEN STREET FRANKSTON VIC 3199	\$505,000	19-Aug-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: 19 February 2024



**1/29 DEANE STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$570,000**

Sold Date

**22-Dec-23**

Distance

**0.91km**



**2/44 SCREEN STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$566,000**

Sold Date

**25-Sep-23**

Distance

**0.26km**



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

 2  1  1

Sold Price

**\$505,000**

Sold Date

**19-Aug-23**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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