

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

4/15 RESERVOIR 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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

5/19-21 RESERVOIR ROAD FRANKSTON VIC 3199	\$480,000	23-Dec-23
6/15-17 DEANE STREET FRANKSTON VIC 3199	\$497,000	03-Feb-24
2/5 DEANE STREET FRANKSTON VIC 3199	\$530,000	27-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: 06 May 2024



**5/19-21 RESERVOIR ROAD
 FRANKSTON VIC 3199**

 2  1  -

Sold Price **\$480,000** Sold Date **23-Dec-23**

Distance **0.06km**



**6/15-17 DEANE STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$497,000** Sold Date **03-Feb-24**

Distance **0.16km**



**2/5 DEANE STREET FRANKSTON
 VIC 3199**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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