

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

4/35 ROBERTS STREET 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 2023

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

6/5-8 GOVERNMENT ROAD FRANKSTON VIC 3199	\$450,000	07-Dec-23
4/1 ADDICOTT STREET FRANKSTON VIC 3199	\$395,000	05-Sep-23
7/32 FOOT STREET FRANKSTON VIC 3199	\$330,000	24-Jul-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: 23 January 2024

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**6/5-8 GOVERNMENT ROAD
FRANKSTON VIC 3199**

1 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **07-Dec-23**

Distance **0.97km**



**4/1 ADDICOTT STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price **\$395,000** Sold Date **05-Sep-23**

Distance **1.33km**



**7/32 FOOT STREET FRANKSTON
VIC 3199**

1 1 -

Sold Price **\$330,000** Sold Date **24-Jul-23**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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