

## 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

4/7 NOLAN 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

4/18 DENBIGH STREET FRANKSTON VIC 3199	\$740,000	16-May-24
6/3-5 KARS STREET FRANKSTON VIC 3199	\$865,000	29-Mar-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: 04 June 2024



**4/18 DENBIGH STREET  
FRANKSTON VIC 3199**

3 2 1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **16-May-24**

Distance **0.58km**



**6/3-5 KARS STREET FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$865,000**

Sold Date **29-Mar-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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