

## 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

405/16 CLYDE STREET MALL 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

\$395,000

or range  
between

&

### 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

6/11 LEWIS STREET FRANKSTON VIC 3199	\$410,000	12-Aug-23
4/19 LEWIS STREET FRANKSTON VIC 3199	\$375,000	14-Dec-23
4/7 PETRIE STREET FRANKSTON VIC 3199	\$350,000	27-Oct-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: 09 February 2024



**6/11 LEWIS STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price

**\$410,000**

Sold Date

**12-Aug-23**

Distance

**0.32km**



**4/19 LEWIS STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price

**\$375,000**

Sold Date

**14-Dec-23**

Distance

**0.36km**



**4/7 PETRIE STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price

**\$350,000**

Sold Date

**27-Oct-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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