

## 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

43 QUEEN 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

\$595,000

&

\$654,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 101 MCMAHONS ROAD FRANKSTON VIC 3199 | \$592,000 | 17-Apr-23 |
| 109 BEACH STREET FRANKSTON VIC 3199  | \$645,000 | 12-Aug-23 |
| 1 ALICE GROVE FRANKSTON VIC 3199     | \$640,000 | 22-May-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: 12 September 2023



O'Brien Real Estate

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**101 MCMAHONS ROAD  
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$592,000** Sold Date **17-Apr-23**

Distance **0.36km**



**109 BEACH STREET FRANKSTON  
VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **12-Aug-23**

Distance **0.47km**



**1 ALICE GROVE FRANKSTON VIC  
3199**

3 1 1

Sold Price **\$640,000** Sold Date **22-May-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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