

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

5/1A Lee Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000 & \$550,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Frankston

Period - From 01/07/2022 to 30/06/2023 Source REIV

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 six 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
1	9/33 Cranbourne Rd FRANKSTON 3199	\$530,000	29/03/2023
2	1/6 Lewis St FRANKSTON 3199	\$530,000	07/03/2023
3	2/41 Glenview Cr FRANKSTON 3199	\$507,000	04/05/2023

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 six months.~~

This Statement of Information was prepared on:

20/07/2023 11:38



 2
  1
  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

Year ending June 2023: \$500,000

Comparable Properties



9/33 Cranbourne Rd FRANKSTON 3199 (VG)

Agent Comments

 2
  -
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Price: \$530,000

Method: Sale

Date: 29/03/2023

Property Type: Flat/Unit/Apartment (Res)



1/6 Lewis St FRANKSTON 3199 (VG)

Agent Comments

 2
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Price: \$530,000

Method: Sale

Date: 07/03/2023

Property Type: Flat/Unit/Apartment (Res)



2/41 Glenview Cr FRANKSTON 3199 (VG)

Agent Comments

 2
  -
  -

Price: \$507,000

Method: Sale

Date: 04/05/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Bayside Beaches Real Estate | P: 9589 3222 | F: 9589 4511