

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

5/36 SCREEN 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

\$490,000

&

\$539,000

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

2/44 SCREEN STREET FRANKSTON VIC 3199	\$566,000	25-Sep-23
12A HOLMES STREET FRANKSTON VIC 3199	\$510,000	29-Aug-23
3/18 HILL STREET FRANKSTON VIC 3199	\$525,000	10-Nov-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: 21 February 2024



**2/44 SCREEN STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$566,000** Sold Date **25-Sep-23**

Distance **0.08km**



**12A HOLMES STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **29-Aug-23**

Distance **0.38km**



**3/18 HILL STREET FRANKSTON VIC
3199**

 2  1  2

Sold Price **\$525,000** Sold Date **10-Nov-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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