

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

6/11 LEWIS 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$420,000	19-Feb-23
2/7 HOPE COURT FRANKSTON VIC 3199	\$425,000	31-Jan-23
1/22 RESERVOIR ROAD FRANKSTON VIC 3199	\$460,000	25-Jan-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: 03 July 2023

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**7/15-19 CRICKLEWOOD AVENUE
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$420,000** Sold Date **19-Feb-23**

Distance **0.63km**



**2/7 HOPE COURT FRANKSTON VIC
 3199**

 2  1  1

Sold Price **\$425,000** Sold Date **31-Jan-23**

Distance **0.84km**



**1/22 RESERVOIR ROAD
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$460,000** Sold Date **25-Jan-23**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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