

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

6/19-21 FAIRWAY 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

33/2 SPRAY STREET FRANKSTON VIC 3199	\$465,000	08-Jun-23
8/5 HOPE COURT FRANKSTON VIC 3199	\$415,000	06-Jul-23
1/28-30 MEREWEATHER AVENUE FRANKSTON VIC 3199	\$455,000	22-Mar-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: 22 August 2023



33/2 SPRAY STREET FRANKSTON VIC 3199

Sold Price

\$465,000

Sold Date

08-Jun-23

 2  1  1

Distance

0.13km



8/5 HOPE COURT FRANKSTON VIC 3199

Sold Price

^{RS} **\$415,000**

Sold Date

06-Jul-23

 2  1  1

Distance

0.4km



1/28-30 MEREWETHER AVENUE FRANKSTON VIC 3199

Sold Price

\$455,000

Sold Date

22-Mar-23

 2  1  1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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