

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

6/33 NOLAN 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

\$450,000

&

\$495,000

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

1/39-41 QUEEN STREET FRANKSTON VIC 3199	\$503,000	26-Jun-23
3/21 CRANBOURNE ROAD FRANKSTON VIC 3199	\$470,000	11-Apr-23
7/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$472,000	20-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: 08 August 2023

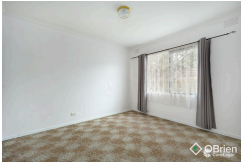


**1/39-41 QUEEN STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$503,000** Sold Date **26-Jun-23**

Distance **1.55km**



**3/21 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$470,000** Sold Date **11-Apr-23**

Distance **0.7km**



**7/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$472,000** Sold Date **20-Mar-23**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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