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

6/6 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	\$360,000	&	\$390,000
Single Price	between	\$360,000	&	\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$500,000	Prope	erty type	Unit		Suburb	Frankston
Period-from	01 Apr 2023	to	31 Mar 2	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.

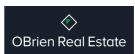
Address of comparable property	Price	Date of sale
3/63-65 YUILLE STREET FRANKSTON VIC 3199	\$395,000	08-Mar-24
4/23 CRANBOURNE ROAD FRANKSTON VIC 3199	\$350,000	07-Feb-24

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 April 2024





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



3/63-65 YUILLE STREET FRANKSTON VIC 3199

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Sold Price

\$395,000 Sold Date 08-Mar-24

Distance 1.03km



4/23 CRANBOURNE ROAD FRANKSTON VIC 3199

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Sold Price

** \$350,000 Sold Date 07-Feb-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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