

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

7/28-30 MEREWETHER AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

5/10-12 DENBIGH STREET FRANKSTON VIC 3199	\$485,000	16-Nov-23
2/16 DUNCAN AVENUE SEAFORD VIC 3198	\$515,000	15-Feb-24
6/15-17 DEANE STREET FRANKSTON VIC 3199	\$497,000	03-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



**5/10-12 DENBIGH STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$485,000** Sold Date **16-Nov-23**

Distance **2km**



**2/16 DUNCAN AVENUE SEAFORD
 VIC 3198**

 2  1  2

Sold Price **\$515,000** Sold Date **15-Feb-24**

Distance **0.89km**



**6/15-17 DEANE STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$497,000** Sold Date **03-Feb-24**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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