

## 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

8/1-3 SKYE ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$405,000

### 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

3/5 HOPE COURT FRANKSTON VIC 3199	\$405,000	09-May-23
3/18 CARDER AVENUE SEAFORD VIC 3198	\$405,000	03-Mar-23
2/41 FINLAY STREET FRANKSTON VIC 3199	\$380,000	01-Jun-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: 14 August 2023



**3/5 HOPE COURT FRANKSTON VIC 3199** Sold Price **\$405,000** Sold Date **09-May-23**

 2  1  1

Distance **0.51km**



**3/18 CARDER AVENUE SEAFORD VIC 3198** Sold Price Sold Date **03-Mar-23**

 2  1  1

Distance **0.7km**



**2/41 FINLAY STREET FRANKSTON VIC 3199** Sold Price **\$380,000** Sold Date **01-Jun-23**

 2  1  1

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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