

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

8/105 MCMAHONS ROAD 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

1/4 WYKEHAM COURT FRANKSTON VIC 3199	\$597,000	28-Sep-23
21/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$613,000	18-Apr-23
6/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$620,000	28-Sep-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: 18 October 2023



**1/4 WYKEHAM COURT
 FRANKSTON VIC 3199**

 3  2  1

Sold Price ^{RS} **\$597,000** Sold Date **28-Sep-23**

Distance **0.96km**



**21/105 MCMAHONS ROAD
 FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$613,000** Sold Date **18-Apr-23**

Distance **0.13km**



**6/105 MCMAHONS ROAD
 FRANKSTON VIC 3199**

 3  2  2

Sold Price ^{RS} **\$620,000** Sold Date **28-Sep-23**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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