

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

8/199-201 BEACH 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

1/4-6 ROYLE STREET FRANKSTON VIC 3199	\$435,000	22-Feb-24
4/33 DEANE STREET FRANKSTON VIC 3199	\$470,000	12-Feb-24
15/8-10 JOY STREET FRANKSTON VIC 3199	\$465,000	07-Apr-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: 28 June 2024



**1/4-6 ROYLE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$435,000

Sold Date

22-Feb-24

Distance

0.48km



**4/33 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$470,000

Sold Date

12-Feb-24

Distance

0.55km



**15/8-10 JOY STREET FRANKSTON
VIC 3199**

 1  1  1

Sold Price

\$465,000

Sold Date

07-Apr-24

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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