

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

8/20 BRADSHAW 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

\$350,000

&

\$380,000

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

4/28 ORWIL STREET FRANKSTON VIC 3199	\$345,000	16-Apr-24
6 SPRAY STREET FRANKSTON VIC 3199	\$374,000	16-Mar-24
2/2 CARDER AVENUE SEAFORD VIC 3198	\$225,000	22-Dec-10

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: 13 June 2024



4/28 ORWIL STREET FRANKSTON VIC 3199 Sold Price ^{RS} **\$345,000** ^{UN} Sold Date **16-Apr-24**
 Distance **0.25km**

 2  1  1



6 SPRAY STREET FRANKSTON VIC 3199 Sold Price **\$374,000** Sold Date **16-Mar-24**
 Distance **0km**

 2  1  1



2/2 CARDER AVENUE SEAFORD VIC 3198 Sold Price **\$225,000** Sold Date **22-Dec-10**
 Distance **0.8km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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