

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

9/11 WILLIAMS 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

2/22-24 DENBIGH STREET FRANKSTON VIC 3199	\$603,000	09-May-23
1/76 PLAYNE STREET FRANKSTON VIC 3199	\$601,000	20-Jun-23
3/645 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$610,000	11-Aug-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: 08 November 2023



**2/22-24 DENBIGH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$603,000** Sold Date **09-May-23**

Distance **0.49km**



**1/76 PLAYNE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$601,000** Sold Date **20-Jun-23**

Distance **0.84km**



**3/645 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price **\$610,000** Sold Date **11-Aug-23**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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