

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

9/35-37 NOLAN 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

\$690,000

&

\$740,000

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

9 REX STREET FRANKSTON VIC 3199	\$643,000	10-Nov-23
1/57 BAYVIEW ROAD FRANKSTON VIC 3199	\$748,500	14-Jul-23
4 JOLLY STREET FRANKSTON VIC 3199	\$620,000	04-Jul-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: 27 November 2023



9 REX STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$643,000** Sold Date **10-Nov-23**

3 1 1

Distance **1.12km**



1/57 BAYVIEW ROAD FRANKSTON VIC 3199

Sold Price

\$748,500 Sold Date **14-Jul-23**

3 1 1

Distance **1.15km**



4 JOLLY STREET FRANKSTON VIC 3199

Sold Price

\$620,000 Sold Date **04-Jul-23**

3 1 1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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