

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

9/40-42 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

\$600,000

&

\$660,000

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

3/14 WILLIAMS STREET FRANKSTON VIC 3199	\$622,500	31-Aug-23
5/12-14 HIGH STREET FRANKSTON VIC 3199	\$650,000	19-Aug-23
10/21-25 DENBIGH STREET FRANKSTON VIC 3199	\$570,000	16-Oct-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: 14 November 2023



**3/14 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$622,500** Sold Date **31-Aug-23**

Distance **0.36km**



**5/12-14 HIGH STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **19-Aug-23**

Distance **0.52km**



**10/21-25 DENBIGH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **16-Oct-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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