

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 HOOD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

2 HOOD STREET FRANKSTON VIC 3199	\$572,000	21-Mar-24
17 PHILLIP STREET FRANKSTON VIC 3199	\$555,000	14-Nov-23
2/12 PHILLIP STREET FRANKSTON VIC 3199	\$533,000	31-Jan-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: 21 May 2024



2 HOOD STREET FRANKSTON VIC 3199

Sold Price

\$572,000

Sold Date

21-Mar-24



3



1



2

Distance

0.06km



17 PHILLIP STREET FRANKSTON VIC 3199

Sold Price

\$555,000

Sold Date

14-Nov-23



2



1



1

Distance

0.14km



2/12 PHILLIP STREET FRANKSTON VIC 3199

Sold Price

\$533,000

Sold Date

31-Jan-23



2



2



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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