

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

2/44 PETRIE 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

3/62 DAVEY STREET FRANKSTON VIC 3199	\$350,000	23-Feb-24
9/18 RESERVOIR ROAD FRANKSTON VIC 3199	\$350,000	01-Mar-24
4/28 ORWIL STREET FRANKSTON VIC 3199	\$345,000	16-Apr-24

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

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3/62 DAVEY STREET FRANKSTON VIC 3199 Sold Price **\$350,000** Sold Date **23-Feb-24**

 2  1  1

Distance **1.19km**



9/18 RESERVOIR ROAD FRANKSTON VIC 3199 Sold Price Sold Date **01-Mar-24**

 2  1  1

Distance **1.58km**



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

 2  1  1

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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