

## 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

1/2 MILLARD STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### 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

1/45 SUMMIT ROAD FRANKSTON VIC 3199	\$797,500	06-Apr-24
4/5-7 MUIR STREET FRANKSTON VIC 3199	\$685,000	24-Apr-24
27A TRISTANIA STREET FRANKSTON SOUTH VIC 3199	\$640,000	22-Jan-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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1/45 SUMMIT ROAD FRANKSTON  
VIC 3199

Sold Price

<sup>RS</sup> \$797,500 Sold Date 06-Apr-24

2 1 1

Distance 0.76km



4/5-7 MUIR STREET FRANKSTON  
VIC 3199

Sold Price

<sup>RS</sup> \$685,000 Sold Date 24-Apr-24

2 1 1

Distance 1.51km



27A TRISTANIA STREET  
FRANKSTON SOUTH VIC 3199

Sold Price

\$640,000 Sold Date 22-Jan-24

2 1 1

Distance 1.34km

RS = Recent sale UN = Undisclosed Sale

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