

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

1/71 PLAYNE 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

5 CECIL STREET FRANKSTON VIC 3199	\$510,000	06-Mar-23
1/1 TOWER AVENUE FRANKSTON VIC 3199	\$505,000	24-Apr-23
1/39-41 QUEEN STREET FRANKSTON VIC 3199	\$503,000	26-Jun-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: 15 July 2023

**5 CECIL STREET FRANKSTON VIC 3199**

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Sold Price **\$510,000** Sold Date **06-Mar-23**Distance **0.91km****1/1 TOWER AVENUE FRANKSTON VIC 3199**

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Sold Price ^{RS} **\$505,00** Sold Date **24-Apr-23**Distance **1.07km****1/39-41 QUEEN STREET FRANKSTON VIC 3199**

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Sold Price ^{RS} **\$503,000** Sold Date **26-Jun-23**Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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