

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

1/3 BALCOMBE 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 2022

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

11/36-38 DENBIGH STREET FRANKSTON VIC 3199	\$610,000	29-Oct-21
5/15 RESERVOIR ROAD FRANKSTON VIC 3199	\$615,000	12-Aug-21
3/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$605,000	18-Feb-22

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: 20 May 2022



**11/36-38 DENBIGH STREET
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$610,000** Sold Date **29-Oct-21**

Distance **0.64km**



**5/15 RESERVOIR ROAD
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$615,000** Sold Date **12-Aug-21**

Distance **1.21km**



**3/10-12 MARINA AVENUE
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$605,000** Sold Date **18-Feb-22**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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