

## 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

3/14-22 MOUNT VIEW COURT 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

or range  
between

\$456,000

&

\$475,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

4/49-51 NOLAN STREET FRANKSTON VIC 3199	\$475,000	30-Aug-23
1/71 PLAYNE STREET FRANKSTON VIC 3199	\$485,000	08-Aug-23
5/51-53 SCREEN STREET FRANKSTON VIC 3199	\$470,000	07-Jul-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: 05 September 2023



**4/49-51 NOLAN STREET  
 FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$475,000** <sup>UN</sup> Sold Date **30-Aug-23**

Distance **0.75km**



**1/71 PLAYNE STREET FRANKSTON  
 VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **08-Aug-23**

Distance **0.93km**



**5/51-53 SCREEN STREET  
 FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$470,000** <sup>UN</sup> Sold Date **07-Jul-23**

Distance **1.12km**

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

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