

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/61 GOULD 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 \$935,000 & \$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$455,000 Property type Unit Suburb Frankston
Period-from 01 Nov 2020 to 31 Oct 2021 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--------------------------------------|-----------|--------------|
| 116A GOULD STREET FRANKSTON VIC 3199 | \$910,000 | 12-Oct-21 |
| | | |
| | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 November 2021