

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

1/9 PARER 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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 MCALISTER STREET FRANKSTON VIC 3199	\$610,000	11-Oct-23
1/29 DEANE STREET FRANKSTON VIC 3199	\$570,000	22-Dec-23
3/34 CORAL STREET FRANKSTON VIC 3199	\$550,000	13-Nov-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: 28 March 2024



1 MCALISTER STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

\$610,000

Sold Date

11-Oct-23

Distance

0.47km



1/29 DEANE STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

\$570,000

Sold Date

22-Dec-23

Distance

0.65km



3/34 CORAL STREET FRANKSTON VIC 3199

 2  1  1

Sold Price

\$550,000

Sold Date

13-Nov-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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