

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

2/115 LINDRUM ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 2025

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

8/1A LEE STREET FRANKSTON VIC 3199	\$550,000	26-Oct-24
2/38-40 LINDRUM ROAD FRANKSTON VIC 3199	\$512,000	20-Nov-24
5/104 HILLCREST ROAD FRANKSTON VIC 3199	\$560,000	29-Nov-24

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: 18 March 2025



8/1A LEE STREET FRANKSTON VIC 3199 Sold Price **\$550,000** Sold Date **26-Oct-24**

2 1 1

Distance **0.31km**



2/38-40 LINDRUM ROAD FRANKSTON VIC 3199 Sold Price **\$512,000** Sold Date **20-Nov-24**

2 1 1

Distance **0.67km**



5/104 HILLCREST ROAD FRANKSTON VIC 3199 Sold Price **\$560,000** Sold Date **29-Nov-24**

2 1 1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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