

## 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

1/101 DANDENONG ROAD EAST 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

\$520,000

&

\$570,000

### 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

Address of comparable property	Price	Date of sale
2/46 HADLEY STREET SEAFORD VIC 3198	\$550,000	28-Mar-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.

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**2/46 HADLEY STREET SEAFORD  
VIC 3198**

Sold Price

**\$550,000**

Sold Date

**28-Mar-22**

 3  1  1

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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