

## 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

1/41A Nolan Street 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

\$980,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2020

to

31 May 2021

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

1/39 Nolan Street Frankston VIC 3199	\$887,500	03-Mar-21
41 Nolan Street Frankston VIC 3199	\$980,000	23-Jan-21
43 Nolan Street Frankston VIC 3199	\$985,000	08-Feb-21

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: 25 June 2021



**1/39 Nolan Street Frankston VIC 3199**

Sold Price

**\$887,500**

Sold Date

**03-Mar-21**

 3  2  1

Distance

**0.02km**



**41 Nolan Street Frankston VIC 3199**

Sold Price

**\$980,000**

Sold Date

**23-Jan-21**

 4  2  1

Distance

**0.02km**



**43 Nolan Street Frankston VIC 3199**

Sold Price

**\$985,000**

Sold Date

**08-Feb-21**

 3  3  2

Distance

**0.02km**



**33 Kars Street Frankston VIC 3199**

Sold Price

**\$910,000**

Sold Date

**02-Apr-21**

 3  2  2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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