

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

2/5 LORRAINE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

1/4A LORRAINE STREET FRANKSTON VIC 3199	\$742,500	22-Jan-25
43 PETRIE STREET FRANKSTON VIC 3199	\$740,000	28-Mar-25
2/72 ORWIL STREET FRANKSTON VIC 3199	\$715,000	19-Feb-25

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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**1/4A LORRAINE STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$742,500** Sold Date **22-Jan-25**

Distance **0.06km**



**43 PETRIE STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price ^{RS} **\$740,000** Sold Date **28-Mar-25**

Distance **0.37km**



**2/72 ORWIL STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price ^{RS} **\$715,000** Sold Date **19-Feb-25**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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