

# 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

47A Campbell 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)

Range between \$795,000 & \$874,500

### Median sale price

Median price \$733,750 Property Type House Suburb Frankston

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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 six 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	2/32b Kenilworth Av FRANKSTON 3199	\$845,000	12/03/2023
2	2/1 Redgdon Av FRANKSTON 3199	\$830,000	26/02/2023
3	3 Innerleven Ct FRANKSTON 3199	\$822,000	14/04/2023

**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 six months.~~

This Statement of Information was prepared on:

26/07/2023 15:45



DWELLING 2/47 CAMPBELL STREET FRANKSTON



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$795,000 - \$874,500  
**Median House Price**  
June quarter 2023: \$733,750

## Comparable Properties

**2/32b Kenilworth Av FRANKSTON 3199 (VG)** Agent Comments



**Price:** \$845,000  
**Method:** Sale  
**Date:** 12/03/2023  
**Property Type:** Strata Unit/Flat



**2/1 Redgdon Av FRANKSTON 3199 (REI/VG)** Agent Comments



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 26/02/2023  
**Property Type:** Unit



**3 Innerleven Ct FRANKSTON 3199 (VG)** Agent Comments



**Price:** \$822,000  
**Method:** Sale  
**Date:** 14/04/2023  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx

**Account - Stockdale & Leggo Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009