

## 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

97 Woodside Avenue Frankston South 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$863,700

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2020

to

31 Mar 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 55 Woodside Avenue Frankston South VIC 3199 | \$1,240,000 | 19-Nov-20 |
| 4 Lilac Court Frankston South VIC 3199      | \$1,430,000 | 23-Apr-21 |
| 14 Woodside Avenue Frankston South VIC 3199 | \$1,230,000 | 31-Dec-20 |

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: 28 April 2021



**55 Woodside Avenue Frankston South VIC 3199**

 4  2  4

Sold Price **\$1,240,000** Sold Date **19-Nov-20**

Distance **0.45km**



**4 Lilac Court Frankston South VIC 3199**

 4  2  4

Sold Price <sup>RS</sup> **\$1,430,000** Sold Date **23-Apr-21**

Distance **0.22km**



**14 Woodside Avenue Frankston South VIC 3199**

 4  2  2

Sold Price **\$1,230,000** Sold Date **31-Dec-20**

Distance **0.36km**

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

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