

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

8 The Grange Frankston South 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Pinot Court Frankston South VIC 3199	\$812,000	27-May-19
21 Balmoral Court Frankston South VIC 3199	\$830,000	18-Apr-19

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: 11 September 2019

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6 Pinot Court Frankston South VIC 3199

Sold Price

\$812,000

Sold Date

27-May-19

4

2

2

Distance

0.28km



21 Balmoral Court Frankston South VIC 3199

Sold Price

\$830,000

Sold Date

18-Apr-19

4

2

3

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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