

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

3/32 Pine Hill Drive 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

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

10/23-31 Brooklyn Avenue Frankston VIC 3199	\$353,000	27-Jun-19
5/10 Screen Street Frankston VIC 3199	\$380,000	26-May-19
1A Acton Close Frankston VIC 3199	\$410,000	21-Jun-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: 16 September 2019

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**10/23-31 Brooklyn Avenue
Frankston VIC 3199**

2 1 1

Sold Price **\$353,000** Sold Date **27-Jun-19**

Distance **0.6km**



**5/10 Screen Street Frankston VIC
3199**

2 1 1

Sold Price **\$380,000** Sold Date **26-May-19**

Distance **1.06km**



1A Acton Close Frankston VIC 3199

2 1 1

Sold Price **\$410,000** Sold Date **21-Jun-19**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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