

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

6/55 Screen 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

\$590,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/4 Robinia Street Frankston VIC 3199	\$580,000	01-Jul-20
2/14 Pine Hill Drive Frankston VIC 3199	\$580,000	29-Sep-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: 14 October 2020



1/4 Robinia Street Frankston VIC 3199

Sold Price **\$580,000** Sold Date **01-Jul-20**

3 2 2

Distance **0.82km**



2/14 Pine Hill Drive Frankston VIC 3199

Sold Price ^{RS} **\$580,000** Sold Date **29-Sep-20**

3 2 2

Distance **1.03km**

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

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