

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

1/4 Boronia Close 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

2/3 Brooklyn Avenue Frankston VIC 3199	\$549,000	24-Jan-20
1/22 Roberts Street Frankston VIC 3199	\$546,500	13-Jan-20
5/16 Sanders Road Frankston South VIC 3199	\$505,000	07-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: 05 February 2020



2/3 Brooklyn Avenue Frankston VIC 3199 Sold Price ^{RS} **\$549,000** Sold Date **24-Jan-20**

2 1 1

Distance **0.28km**



1/22 Roberts Street Frankston VIC 3199 Sold Price ^{RS} **\$546,500** Sold Date **13-Jan-20**

3 1 2

Distance **0.97km**



5/16 Sanders Road Frankston South VIC 3199 Sold Price **\$505,000** Sold Date **07-Apr-19**

3 2 1

Distance **1.38km**

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

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