

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

2/26 Hamilton Grove 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

\$750,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Other

Suburb

Frankston South

Period-from

01 Oct 2018

to

30 Sep 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

3/23 George Street Frankston VIC 3199	\$765,000	16-Jun-18
1/16 Gweno Avenue Frankston VIC 3199	\$800,000	09-Jun-18
3/42 Violet Street Frankston South VIC 3199	\$820,000	27-Feb-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: 10 October 2019



3/23 George Street Frankston VIC 3199

Sold Price

\$765,000

Sold Date

16-Jun-18

3

2

2

Distance

0.94km

1/16 Gweno Avenue Frankston VIC 3199

Sold Price

\$800,000

Sold Date

09-Jun-18

3

-

-

Distance

1.14km



3/42 Violet Street Frankston South VIC 3199

Sold Price

\$820,000

Sold Date

27-Feb-19

3

2

2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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