

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

2/2 Cecil 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2019

to

30 Apr 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

2/17-21 Mount View Court Frankston VIC 3199	\$440,000	03-Feb-20
6/22-24 Denbigh Street Frankston VIC 3199	\$435,000	17-Feb-20
1/67 Playne Street Frankston VIC 3199	\$420,000	29-Jan-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: 05 May 2020



**2/17-21 Mount View Court
Frankston VIC 3199**

 2  1  1

Sold Price **\$440,000** Sold Date **03-Feb-20**

Distance **0.29km**



**6/22-24 Denbigh Street Frankston
VIC 3199**

 2  1  1

Sold Price **\$435,000** Sold Date **17-Feb-20**

Distance **0.42km**



**1/67 Playne Street Frankston VIC
3199**

 2  1  1

Sold Price **\$420,000** Sold Date **29-Jan-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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