

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

1/3 Deane 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/52 Hillcrest Road Frankston VIC 3199	\$740,000	17-Apr-21
12 Argyle Street Frankston VIC 3199	\$722,000	23-Apr-21
3/119 Cranbourne Road Frankston VIC 3199	\$689,000	24-Jun-21

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: 20 September 2021



2/52 Hillcrest Road Frankston VIC 3199

Sold Price

\$740,000

Sold Date

17-Apr-21

3 2 2

Distance

0.77km



12 Argyle Street Frankston VIC 3199

Sold Price

\$722,000

Sold Date

23-Apr-21

3 1 2

Distance

1.44km



3/119 Cranbourne Road Frankston VIC 3199

Sold Price

^{RS} **\$689,000**

Sold Date

24-Jun-21

3 2 2

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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