

## 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

9 Silver Avenue Frankston North VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,625

Property type

House

Suburb

Frankston North

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

4 Burdett Street Frankston North VIC 3200	\$490,000	16-Oct-20
22 Honeysuckle Street Frankston North VIC 3200	\$470,000	07-Aug-20
7 Windoo Street Frankston North VIC 3200	\$476,200	07-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: 23 October 2020



**4 Burdett Street Frankston North  
VIC 3200**

3 1 2

Sold Price

<sup>RS</sup> **\$490,000** Sold Date **16-Oct-20**

Distance **0.73km**



**22 Honeysuckle Street Frankston  
North VIC 3200**

3 1 3

Sold Price

**\$470,000** Sold Date **07-Aug-20**

Distance **0.91km**



**7 Windoo Street Frankston North  
VIC 3200**

3 1 3

Sold Price

<sup>RS</sup> **\$476,200** Sold Date **07-Sep-20**

Distance **1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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