

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

5/14-22 Mount View Court 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

20/54-58 Williams Street Frankston VIC 3199	\$450,000	11-Sep-19
1/14-22 Mount View Court Frankston VIC 3199	\$371,500	13-Jul-19
1/40 Frome Avenue Frankston VIC 3199	\$435,000	12-Jul-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: 14 November 2019



20/54-58 Williams Street Frankston VIC 3199

2 1 1

Sold Price \$450,000 Sold Date 11-Sep-19

Distance **0.56km**



1/14-22 Mount View Court Frankston VIC 3199

2 1 1

Sold Price \$371,500 Sold Date 13-Jul-19

Distance **0.02km**



1/40 Frome Avenue Frankston VIC 3199

2 1 1

Sold Price \$435,000 Sold Date 12-Jul-19

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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