

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

301/15 Ebdale 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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

204/38 Playne Street Frankston VIC 3199	\$485,000	29-Jan-20
2/68-70 Nolan Street Frankston VIC 3199	\$534,000	04-May-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: 20 July 2020



**204/38 Playne Street Frankston
VIC 3199**

Sold Price **\$485,000** Sold Date **29-Jan-20**

2 1 1

Distance **0.9km**

Notes from your agent

Much smaller in both living & balcony & also lacked the second bathroom. Did have great views.



**2/68-70 Nolan Street Frankston
VIC 3199**

Sold Price ^{RS} **\$534,000** Sold Date **04-May-20**

2 1 1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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