

## 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

11/47 Kars Street Frankston VIC 3199

### 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

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 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

1/72 High Street Frankston VIC 3199	\$430,000	27-May-21
17/63 Frankston-Flinders Road Frankston VIC 3199	\$440,000	02-Sep-21
22/402 Nepean Highway Frankston VIC 3199	\$420,000	19-Apr-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: 08 October 2021



**1/72 High Street Frankston VIC 3199**

 2  1  1

Sold Price

**\$430,000**

Sold Date

**27-May-21**

Distance

**0.59km**



**17/63 Frankston-Flinders Road Frankston VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**02-Sep-21**

Distance

**1.4km**



**22/402 Nepean Highway Frankston VIC 3199**

 2  1  1

Sold Price

**\$420,000**

Sold Date

**19-Apr-21**

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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