

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

4/9 Reservoir Road 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2020

to

31 May 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

3/18 Nursery Avenue Frankston VIC 3199	\$530,000	06-Mar-21
4/29 Deane Street Frankston VIC 3199	\$475,000	28-May-21
3/21 Campbell Street Frankston VIC 3199	\$500,000	14-Jan-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: 16 June 2021



3/18 Nursery Avenue Frankston VIC 3199 Sold Price **\$530,000** Sold Date **06-Mar-21**

 2  1  1

Distance **0.05km**



4/29 Deane Street Frankston VIC 3199 Sold Price ^{RS} **\$475,000** Sold Date **28-May-21**

 2  1  2

Distance **0.17km**



3/21 Campbell Street Frankston VIC 3199 Sold Price **\$500,000** Sold Date **14-Jan-21**

 2  1  2

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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