

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

1/13 Gairloch Drive 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/4 Bayview Road Frankston VIC 3199	\$740,000	18-Dec-21
3/22 Brighton Street Frankston South VIC 3199	\$740,000	22-Dec-21
2/25 Culcairn Drive Frankston South VIC 3199	\$740,000	29-Oct-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: 22 February 2022



1/4 Bayview Road Frankston VIC 3199

 4  2  2

Sold Price

\$740,000

Sold Date

18-Dec-21

Distance

2.91km



3/22 Brighton Street Frankston South VIC 3199

 2  1  1

Sold Price

Sold Date

22-Dec-21

Distance

4.43km



2/25 Culcairn Drive Frankston South VIC 3199

 2  2  1

Sold Price

Sold Date

29-Oct-21

Distance

3.8km

RS = Recent sale

UN = Undisclosed Sale

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