

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

1/4 Orchard Grove Frankston South 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jun 2019

to

31 May 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

7 Bruarong Crescent Frankston South VIC 3199	\$1,115,000	26-May-20
3A Thames Street Frankston South VIC 3199	\$987,000	22-Mar-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: 23 June 2020

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7 Bruarong Crescent Frankston South VIC 3199

3 2 2

Sold Price ^{RS} **\$1,115,000** ^{UN} Sold Date **26-May-20**

Distance **0.09km**



3A Thames Street Frankston South VIC 3199

4 2 2

Sold Price **\$987,000** Sold Date **22-Mar-20**

Distance **0.57km**

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

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