

## 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

107 Franciscan Avenue 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2018

to

31 Aug 2019

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 Lefevre Court Frankston VIC 3199    | \$615,000 | 19-Jun-19 |
| 16 Pine Hill Drive Frankston VIC 3199 | \$590,000 | 08-Jul-19 |
| 20 Ferndale Drive Frankston VIC 3199  | \$550,000 | 05-Jul-19 |

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 September 2019

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**7 Lefevre Court Frankston VIC 3199** Sold Price <sup>RS</sup> **\$615,000** Sold Date **19-Jun-19**

3 1 2

Distance **0.7km**



**16 Pine Hill Drive Frankston VIC 3199** Sold Price **\$590,000** Sold Date **08-Jul-19**

3 1 2

Distance **0.68km**



**20 Ferndale Drive Frankston VIC 3199** Sold Price **\$550,000** Sold Date **05-Jul-19**

3 1 1

Distance **1.27km**

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

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