

## 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

23 Pratt Avenue Frankston South 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2020

to

31 Aug 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 2 Nareen Court Frankston South VIC 3199       | \$1,290,000 | 26-Aug-21 |
| 26 Hoadley Avenue Frankston South VIC 3199    | \$1,320,000 | 07-Jul-21 |
| 26 Liddesdale Avenue Frankston South VIC 3199 | \$1,430,000 | 27-Mar-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: 06 September 2021



## 2 Nareen Court Frankston South VIC 3199

4 2 2

Sold Price

<sup>RS</sup> \$1,290,000

Sold Date

26-Aug-21

Distance

1.41km



## 26 Hoadley Avenue Frankston South VIC 3199

4 2 2

Sold Price

<sup>RS</sup> \$1,320,000

Sold Date

07-Jul-21

Distance

0.54km



## 26 Liddesdale Avenue Frankston South VIC 3199

4 3 2

Sold Price

\$1,430,000

Sold Date

27-Mar-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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