

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/6 Alvina Court Frankston, 3199
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$420,000 & \$460,000
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Median sale price

Median price	\$545,000	Property Type	UNIT	Suburb	FRANKSTON
Period - From	31-Jul-2021	to	30-Jul-2022	Source	CORELOGIC RP DATA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	9/14-22 Mount View Court, Frankston	\$420,000	01-Aug-2022
2	1/21 Petrie Street, Frankston	\$430,000	18-Mar-2022
3	19/2 Spray Street, Frankston	\$460,000	23-Jun-2022

This statement of information was prepared on 21-Sep-2022 at 12:11:24 PM EST