

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

28 Ronald Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$850,000 Property Type House Suburb Frankston South

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 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	4 Woolston Dr FRANKSTON SOUTH 3199	\$998,500	25/02/2021
2	38 Brighton St FRANKSTON SOUTH 3199	\$938,000	12/02/2021
3	43 Woolston Dr FRANKSTON SOUTH 3199	\$915,000	05/01/2021

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 six months.~~

This Statement of Information was prepared on:

15/03/2021 15:44



Property Type: House (Previously Occupied - Detached)

Land Size: 948 sqm approx

Agent Comments

Comparable Properties



4 Woolston Dr FRANKSTON SOUTH 3199 (REI) **Agent Comments**



Price: \$998,500

Method: Private Sale

Date: 25/02/2021

Property Type: House (Res)

Land Size: 575 sqm approx



38 Brighton St FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$938,000

Method: Private Sale

Date: 12/02/2021

Property Type: House



43 Woolston Dr FRANKSTON SOUTH 3199 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 05/01/2021

Property Type: House (Res)

Land Size: 610 sqm approx