

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

28a Brighton Street, Frankston South Vic 3199

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$641,000

Property Type Unit

Suburb Frankston South

Period - From 01/10/2019

to

30/09/2020

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	1/62 Baden Powell Dr, Frankston, Vic 3199, Australia	\$670,000	31/12/2020
2	3/23 Picnic St, Frankston South, Vic 3199, Australia	\$688,000	14/12/2020
3	1/19 Denbigh St FRANKSTON 3199	\$681,000	05/11/2020

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:

11/01/2021 15:00



3 2 2

Property Type: Unit
Land Size: 429 sqm approx
Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2020: \$641,000

Comparable Properties

**1/62 Baden Powell Dr, Frankston, Vic 3199,
Australia (REI)**

Agent Comments

3 2 -

Price: \$670,000

Method:

Date: 31/12/2020

Property Type: House

**3/23 Picnic St, Frankston South, Vic 3199,
Australia (REI)**

Agent Comments

3 2 -

Price: \$688,000

Method:

Date: 14/12/2020

Property Type: House



1/19 Denbigh St FRANKSTON 3199 (REI/VG)

Agent Comments

3 2 2

Price: \$681,000

Method: Private Sale

Date: 05/11/2020

Property Type: Unit

Land Size: 263 sqm approx