

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

1/5 McComb Boulevard Frankston South VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$745,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Aug 2020

to

31 Jul 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

3/34 Ronald Avenue Frankston South VIC 3199	\$793,000	27-Mar-21
2/51 Humphries Road Frankston South VIC 3199	\$950,000	07-Jul-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: 20 August 2021



**3/34 Ronald Avenue Frankston
South VIC 3199**

3 2 2

Sold Price **\$793,000** Sold Date **27-Mar-21**

Distance **0.41km**

Notes from your agent

Smaller land size, however 2 storey & offered extra living space.



**2/51 Humphries Road Frankston
South VIC 3199**

2 2 1

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **07-Jul-21**

Distance **0.59km**

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

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