

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

2/8 Parer Street Frankston 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2019

to

31 Mar 2020

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

2/1 Royle Street Frankston VIC 3199	\$481,000	03-Feb-20
1/6 Jolly Street Frankston VIC 3199	\$520,000	10-Mar-20
3/2 Gordon Avenue Frankston VIC 3199	\$555,000	19-Dec-19

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: 29 April 2020



2/1 Royle Street Frankston VIC 3199 Sold Price **\$481,000** Sold Date **03-Feb-20**

2 2 1

Distance **0.15km**



1/6 Jolly Street Frankston VIC 3199 Sold Price ^{RS} **\$520,000** Sold Date **10-Mar-20**

3 2 1

Distance **0.42km**

1/6 Jolly Street, Frankston
CoreLogic



3/2 Gordon Avenue Frankston VIC 3199 Sold Price **\$555,000** Sold Date **19-Dec-19**

3 2 3

Distance **0.17km**

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

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