

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

6/36-38 Denbigh 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 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

3/21-25 Denbigh Street Frankston VIC 3199	\$470,000	10-Mar-21
1/49-51 Nolan Street Frankston VIC 3199	\$496,000	25-Feb-21
2/7 St Johns Avenue Frankston VIC 3199	\$506,000	09-Mar-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: 01 July 2021



2/21-25 Denbigh Street Frankston VIC 3199

Sold Price

\$470,000

Sold Date

10-Mar-21

2

1

2

Distance

0.07km



1/49-51 Nolan Street Frankston VIC 3199

Sold Price

\$496,000

Sold Date

25-Feb-21

2

1

1

Distance

0.39km



2/7 St Johns Avenue Frankston VIC 3199

Sold Price

\$506,000

Sold Date

09-Mar-21

2

1

1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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