

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

2/9 Baden Powell Drive 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2019

to

31 Oct 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

1/124 Kars Street Frankston South VIC 3199	\$685,500	21-Jul-20
3/141 Kars Street Frankston South VIC 3199	\$600,000	04-Aug-20
160 Kars Street Frankston South VIC 3199	\$600,000	26-Oct-20

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: 10 November 2020

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**1/124 Kars Street Frankston South
VIC 3199**

3 2 2

Sold Price

\$685,500

Sold Date

21-Jul-20

Distance

0.05km



**3/141 Kars Street Frankston South
VIC 3199**

2 1 1

Sold Price

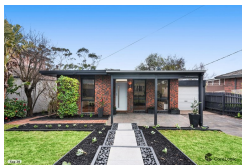
^{RS} **\$600,000**

Sold Date

04-Aug-20

Distance

0.26km



**160 Kars Street Frankston South
VIC 3199**

2 1 3

Sold Price

Sold Date

26-Oct-20

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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