

## 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

9/93 Dandenong Road East Frankston VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$250,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 2/10-12 Spray Street Frankston VIC 3199      | \$270,000 | 07-Aug-19 |
| 4/93 Dandenong Road East Frankston VIC 3199  | \$266,000 | 29-Jul-17 |
| 10/93 Dandenong Road East Frankston VIC 3199 | \$275,000 | 21-Jan-17 |

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: 24 February 2020



**2/10-12 Spray Street Frankston VIC 3199** Sold Price **\$270,000** Sold Date **07-Aug-19**  
Distance **0.36km**

 2  1  1



**4/93 Dandenong Road East Frankston VIC 3199** Sold Price **\$266,000** Sold Date **29-Jul-17**  
Distance **-**

 2  1  1



**10/93 Dandenong Road East Frankston VIC 3199** Sold Price **\$275,000** Sold Date **21-Jan-17**  
Distance **-**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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