

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

4/55 Screen 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/6 Frawley Street Frankston VIC 3199	\$495,000	20-Jul-19
2/8 Nott Avenue Frankston VIC 3199	\$570,000	09-Aug-19
2/1A John Street Frankston VIC 3199	\$518,000	11-Sep-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: 04 October 2019



4/6 Frawley Street Frankston VIC 3199

3 2 1

Sold Price

\$495,000

Sold Date

20-Jul-19

Distance

0.89km



2/8 Nott Avenue Frankston VIC 3199

3 2 2

Sold Price

\$570,000

Sold Date

09-Aug-19

Distance

1.26km



2/1A John Street Frankston VIC 3199

3 2 2

Sold Price

^{RS} **\$518,000**

Sold Date

11-Sep-19

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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