

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

1/3 Albany Place 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Dec 2019

to

30 Nov 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

2/19 Genista Street Frankston South VIC 3199	\$612,000	13-Nov-20
1/39 Screen Street Frankston VIC 3199	\$510,000	20-Oct-20
3/141 Kars Street Frankston South VIC 3199	\$600,000	04-Aug-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: 13 December 2020



2/19 Genista Street Frankston South VIC 3199

 2  1  1

Sold Price ^{RS} **\$612,000** ^{UN} Sold Date **13-Nov-20**

Distance **0.36km**



1/39 Screen Street Frankston VIC 3199

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **20-Oct-20**

Distance **1.24km**



3/141 Kars Street Frankston South VIC 3199

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **04-Aug-20**

Distance **1.67km**

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

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