

# 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

5/33-35 Roberts Street 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

\$299,500

or range  
between

&

### 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

1/10 Screen Street Frankston VIC 3199	\$445,000	15-Jul-19
2/10-12 Bloom Street Frankston VIC 3199	\$414,000	11-Sep-19
2/8 Reservoir Road Frankston VIC 3199	\$340,000	26-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.~~

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1/10 Screen Street Frankston VIC 3199

Sold Price

\$445,000

Sold Date

15-Jul-19



Distance

0.29km



2/10-12 Bloom Street Frankston VIC 3199 Sold Price

RS

\$414,000

Sold Date

11-Sep-19



Distance

0.33km



2/8 Reservoir Road Frankston VIC 3199

Sold Price

RS

\$340,000

Sold Date

26-Sep-19



Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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