

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

1/8 Parer 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2019

to

31 Mar 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

5/2-4 Parer Street Frankston VIC 3199	\$390,000	30-Dec-19
1/33 Campbell Street Frankston VIC 3199	\$403,700	21-Mar-20
1/33-35 Cranbourne Road Frankston VIC 3199	\$412,000	13-Jan-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: 29 April 2020

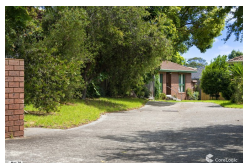


5/2-4 Parer Street Frankston VIC 3199

Sold Price **\$390,000** Sold Date **30-Dec-19**

2 1 1

Distance **0.04km**



1/33 Campbell Street Frankston VIC 3199

Sold Price ^{RS} **\$403,700** Sold Date **21-Mar-20**

2 1 1

Distance **0.23km**



1/33-35 Cranbourne Road Frankston VIC 3199

Sold Price **\$412,000** Sold Date **13-Jan-20**

2 1 1

Distance **0.47km**

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

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