

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

40/14 SANDPIPER PLACE 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

\$67,000

&

\$73,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

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

6/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$80,000	30-Aug-22
31/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$85,000	21-Jun-22
2/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$89,000	07-Oct-22

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: 07 November 2022



**6/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$80,000** Sold Date **30-Aug-22**

Distance **0.03km**



**31/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

 1  1  3

Sold Price **\$85,000** Sold Date **21-Jun-22**

Distance **0.04km**



**2/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

 1  1  -

Sold Price ^{RS} **\$89,000** Sold Date **07-Oct-22**

Distance **0.04km**

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

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