

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

2/67 Lawson Avenue 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Other

Suburb

Frankston South

Period-from

01 Oct 2019

to

30 Sep 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

1/67 Lawson Avenue Frankston South VIC 3199	\$795,000	19-Jun-20
42 Sanders Road Frankston South VIC 3199	\$816,000	20-May-20
1/43 Denbigh Street Frankston VIC 3199	\$811,000	06-Apr-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: 08 October 2020



1/67 Lawson Avenue Frankston South VIC 3199

3 2 2

Sold Price **\$795,000** Sold Date **19-Jun-20**

Distance **0.02km**



42 Sanders Road Frankston South VIC 3199

4 2 1

Sold Price **\$816,000** Sold Date **20-May-20**

Distance **0.27km**



1/43 Denbigh Street Frankston VIC 3199

3 3 2

Sold Price **\$811,000** Sold Date **06-Apr-20**

Distance **1.95km**

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

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