

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

2/11 Ferndale Drive 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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 Balmerino Square Frankston VIC 3199	\$700,100	05-Dec-20
96B Beech Street Langwarrin VIC 3910	\$682,600	15-Mar-21
2/34 Gweno Avenue Frankston VIC 3199	\$715,000	17-Nov-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: 26 April 2021



1 Balmerino Square Frankston VIC 3199

 3  2  2

Sold Price

\$700,100

Sold Date **05-Dec-20**

Distance **1.19km**



96B Beech Street Langwarrin VIC 3910

 4  2  2

Sold Price

^{RS} **\$682,600**

Sold Date **15-Mar-21**

Distance **1.62km**



2/34 Gweno Avenue Frankston VIC 3199

 3  2  2

Sold Price

\$715,000

Sold Date **17-Nov-20**

Distance **4.15km**

RS = Recent sale

UN = Undisclosed Sale

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