

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

2/84 Heatherhill Road 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,250

Property type

Other

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

1/42 Margate Avenue Frankston VIC 3199

\$600,050

07-Dec-19

2/19 Kenilworth Avenue Frankston VIC 3199

\$535,000

06-Dec-19

11 Abelia Avenue Frankston VIC 3199

\$585,000

17-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.~~

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Arthur Proios

P 03 87813888

M 0414 676641

E arthur@eview.com.au



1/42 Margate Avenue Frankston VIC 3199

1/42 Margate Avenue Frankston
VIC 3199

3 2 2

Sold Price **\$600,050** Sold Date **07-Dec-19**

Distance **0.21km**



2/19 Kenilworth Avenue Frankston
VIC 3199

3 2 2

Sold Price **\$535,000** Sold Date **06-Dec-19**

Distance **0.6km**



11 Abelia Avenue Frankston VIC
3199

3 2 2

Sold Price ^{RS} **\$585,000** Sold Date **17-Jan-20**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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