

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

7/71 Gould 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 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

1/11-13 Sheridan Avenue Frankston VIC 3199	\$600,000	23-Oct-21
2/11 Colin Avenue Frankston VIC 3199	\$575,000	05-Jul-21
2/36 Lewis Street Frankston VIC 3199	\$567,000	18-Oct-21

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: 10 November 2021



1/11-13 Sheridan Avenue Frankston VIC 3199

Sold Price

^{RS} **\$600,000**

Sold Date

23-Oct-21

2

1

1

Distance

0.32km



2/11 Colin Avenue Frankston VIC 3199

Sold Price

\$575,000

Sold Date

05-Jul-21

2

1

1

Distance

0.79km



2/36 Lewis Street Frankston VIC 3199

Sold Price

^{RS} **\$567,000**

Sold Date

18-Oct-21

2

1

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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