

# 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

165 Karingal Drive, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$519,000

### Median sale price

Median price \$603,000

Property Type House

Suburb Frankston

Period - From 01/10/2019

to 31/12/2019

Source REIV

### 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 six 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	28 Havana Cr FRANKSTON 3199	\$520,000	25/02/2020
2	78 Dalpura Cirt FRANKSTON 3199	\$513,000	30/01/2020
3	24 Alexander Cr FRANKSTON 3199	\$496,000	19/02/2020

**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 six months.~~

This Statement of Information was prepared on:

26/03/2020 14:23



**Property Type:** House

**Land Size:** 551 sqm approx

Agent Comments

## Comparable Properties



**28 Havana Cr FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 25/02/2020

**Property Type:** House



**78 Dalpura Cirt FRANKSTON 3199 (REI/VG)**

Agent Comments



**Price:** \$513,000

**Method:** Private Sale

**Date:** 30/01/2020

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**24 Alexander Cr FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$496,000

**Method:** Private Sale

**Date:** 19/02/2020

**Property Type:** House

**Land Size:** 568 sqm approx