

Peter Helmi

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Property	опегеа	TOF	sale	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$585,001	*Hou	se X	<del>*Unit</del>		Suburb	Frankston
Period-from	01 Jul 2018	to	30 Jun 20	19	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.

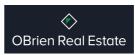
Address of comparable property	Price	Date of sale
26 Gretana Crescent Frankston VIC 3199	\$520,000	25-Feb-19
27 Milford Crescent Frankston VIC 3199	\$472,000	25-Mar-19
50 Carramar Drive Frankston VIC 3199	\$482,500	21-May-19

#### 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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26 Gretana Crescent Frankston VIC Sold Price 3199

□ 1

\$ 2

\$520,000 Sold Date 25-Feb-19

Distance 0.15km



27 Milford Crescent Frankston VIC Sold Price 3199

\$472,000 Sold Date 25-Mar-19

Distance 0.22km



50 Carramar Drive Frankston VIC 3199

Sold Price

**\$482,500** Sold Date **21-May-19** 

Distance 0.37km

**RS** = Recent sale

UN = Undisclosed Sale

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