

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

2/33-35 Roberts 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/10-12 Bloom Street Frankston VIC 3199	\$414,000	10-Sep-19
2/8 Reservoir Road Frankston VIC 3199	\$340,000	18-Sep-19
3/3 Balcombe Street Frankston VIC 3199	\$377,000	04-Dec-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.~~

This Statement of Information was prepared on: 23 January 2020

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2/10-12 Bloom Street Frankston VIC 3199 Sold Price



\$414,000

Sold Date
Distance

10-Sep-19
0.33km



2/8 Reservoir Road Frankston VIC 3199 Sold Price



\$340,000

Sold Date
Distance

18-Sep-19
0.63km



3/3 Balcombe Street Frankston VIC 3199 Sold Price



^{RS}
\$377,000

Sold Date
Distance

04-Dec-19
0.85km

RS = Recent sale

UN = Undisclosed Sale

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