

## 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 Prestwick Court Frankston VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 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

1/1 Royle Street Frankston VIC 3199	\$611,045	18-Dec-20
9A McAlister Street Frankston VIC 3199	\$528,500	06-Aug-20
13A Nursery Avenue Frankston VIC 3199	\$615,000	19-Oct-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.~~

This Statement of Information was prepared on: 06 January 2021



**1/1 Royle Street Frankston VIC 3199** Sold Price <sup>RS</sup> **\$611,045** Sold Date **18-Dec-20**

 3  2  1

Distance **0.9km**



**9A McAlister Street Frankston VIC 3199** Sold Price **\$528,500** Sold Date **06-Aug-20**

 3  2  1

Distance **1.05km**



**13A Nursery Avenue Frankston VIC 3199** Sold Price **\$615,000** Sold Date **19-Oct-20**

 3  2  2

Distance **1.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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