

## 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

3/11 Towerhill Road Frankston South 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 19A Brooklyn Avenue Frankston VIC 3199  | \$707,000 | 22-Feb-22 |
| 4/21 Cranbourne Road Frankston VIC 3199 | \$650,000 | 28-Oct-21 |
| 1/14 Pine Hill Drive Frankston VIC 3199 | \$634,500 | 23-Dec-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: 26 February 2022



**19A Brooklyn Avenue Frankston VIC 3199**

Sold Price

<sup>RS</sup>

**\$707,000**

Sold Date

**22-Feb-22**

3 1 2

Distance

**0.86km**



**4/21 Cranbourne Road Frankston VIC 3199**

Sold Price

**\$650,000**

Sold Date

**28-Oct-21**

3 1 2

Distance

**1.99km**



**1/14 Pine Hill Drive Frankston VIC 3199**

Sold Price

**\$634,500**

Sold Date

**23-Dec-21**

3 1 2

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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