

# 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

60 Lipton 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 \$650,000 & \$700,000

### Median sale price

Median price \$681,000 Property Type House Suburb Frankston

Period - From 01/01/2021 to 31/03/2021 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	5 Zara Ct FRANKSTON 3199	\$691,000	16/04/2021
2	4 Khartoum Ct FRANKSTON 3199	\$689,300	14/01/2021
3	30 Coogee Av FRANKSTON 3199	\$680,000	08/02/2021

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:

14/05/2021 12:21



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 549 sqm approx

Agent Comments

## Comparable Properties



**5 Zara Ct FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$691,000

**Method:** Private Sale

**Date:** 16/04/2021

**Property Type:** House (Res)



**4 Khartoum Ct FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$689,300

**Method:** Sale

**Date:** 14/01/2021

**Property Type:** House (Res)

**Land Size:** 675 sqm approx



**30 Coogee Av FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$680,000

**Method:** Sale

**Date:** 08/02/2021

**Property Type:** House (Res)

**Land Size:** 825 sqm approx