

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

11/14-22 Mount View Court 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

2/17-21 Mount View Court Frankston VIC 3199	\$440,000	10-Feb-20
1/57-59 Frankston-Flinders Road Frankston VIC 3199	\$400,000	20-Jan-20
20/54-58 Williams Street Frankston VIC 3199	\$450,000	11-Sep-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: 24 February 2020



**2/17-21 Mount View Court
Frankston VIC 3199**

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **10-Feb-20**

Distance **0.05km**



**1/57-59 Frankston-Flinders Road
Frankston VIC 3199**

2 1 1

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **20-Jan-20**

Distance **0.56km**



**20/54-58 Williams Street Frankston
VIC 3199**

2 1 1

Sold Price **\$450,000** Sold Date **11-Sep-19**

Distance **0.58km**

Notes from your agent

Stand alone

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

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