

## 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

51 Cliff 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2019

to

29 Feb 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

70A Cliff Road Frankston South VIC 3199	\$1,135,000	16-Dec-19
93 Fleetwood Crescent Frankston South VIC 3199	\$1,220,000	31-Jan-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: 27 March 2020



**70A Cliff Road Frankston South VIC 3199** Sold Price <sup>RS</sup> **\$1,135,000** Sold Date **16-Dec-19**

4  
 2  
 2  
 Distance **0.08km**



**93 Fleetwood Crescent Frankston South VIC 3199** Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **31-Jan-20**

4  
 3  
 2  
 Distance **1.14km**

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

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