

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

1 Lipari Court Frankston South 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,500

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2019

to

31 May 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

5 Ablett Court Frankston South VIC 3199	\$1,173,000	29-Mar-20
32 Mountain Avenue Frankston South VIC 3199	\$1,275,000	30-May-20
10 Willora Court Frankston South VIC 3199	\$1,235,000	14-Feb-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: 15 June 2020

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



5 Ablett Court Frankston South VIC 3199 Sold Price **\$1,173,000** Sold Date **29-Mar-20**

5 3 2

Distance **0.49km**



32 Mountain Avenue Frankston South VIC 3199 Sold Price ^{RS} **\$1,275,000** Sold Date **30-May-20**

4 3 3

Distance **1.18km**



10 Willora Court Frankston South VIC 3199 Sold Price **\$1,235,000** Sold Date **14-Feb-20**

4 2 2

Distance **1.31km**

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

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