

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 Balmoral 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

\$770,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,500

Property type

House

Suburb

Frankston South

Period-from

01 May 2019

to

30 Apr 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

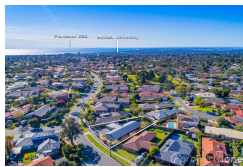
Date of sale

27 Settlers Way Frankston South VIC 3199	\$810,000	02-Dec-19
70 Manor Drive Frankston South VIC 3199	\$820,000	04-Dec-19
40 Casuarina Drive Frankston South VIC 3199	\$825,000	06-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: 19 May 2020



**27 Settlers Way Frankston South
VIC 3199**

5 2 2

Sold Price

\$810,000

Sold Date

02-Dec-19

Distance

1.41km



**70 Manor Drive Frankston South
VIC 3199**

3 2 2

Sold Price

\$820,000

Sold Date

04-Dec-19

Distance

0.36km

Notes from your agent

Sold off market. Almost identical land size, offered 4 bedrooms also & similar home size.



**40 Casuarina Drive Frankston South
VIC 3199**

3 2 3

Sold Price

\$825,000

Sold Date

06-Feb-20

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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