

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

5 Amberley Crescent 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

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

95 McComb Boulevard Frankston South VIC 3199	\$736,300	08-Jul-19
34 Baden Powell Drive Frankston South VIC 3199	\$750,250	22-Jun-19
32 Marama Drive Frankston South VIC 3199	\$796,500	01-Jun-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: 04 February 2020



95 McComb Boulevard Frankston South VIC 3199

2 1 1

Sold Price

\$736,300

Sold Date

08-Jul-19

Distance

0.79km



34 Baden Powell Drive Frankston South VIC 3199

2 2 2

Sold Price

\$750,250

Sold Date

22-Jun-19

Distance

0.48km



32 Marama Drive Frankston South VIC 3199

3 2 2

Sold Price

\$796,500

Sold Date

01-Jun-19

Distance

0.4km

Notes from your agent

Large modern renovated family home.

RS = Recent sale

UN = Undisclosed Sale

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