

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

7 Hilltop Mews 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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

18/311-317 Cranbourne Road Frankston VIC 3199	\$415,000	24-Jan-20
13/23-31 Brooklyn Avenue Frankston VIC 3199	\$415,000	30-Jun-20
11/51 Cranbourne-Frankston Road Langwarrin VIC 3910	\$416,250	11-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: 06 July 2020



**18/311-317 Cranbourne Road
Frankston VIC 3199**

 2  1  1

Sold Price **\$415,000** Sold Date **24-Jan-20**

Distance **1.27km**



**13/23-31 Brooklyn Avenue
Frankston VIC 3199**

 2  1  1

Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **30-Jun-20**

Distance **1.54km**



**11/51 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 2  1  1

Sold Price **\$416,250** Sold Date **11-Feb-20**

Distance **1.84km**

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

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