

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

1/72 High Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Frankston

Period - From 15/05/2020

to

14/05/2021

Source REIV

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 six 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
1	3/6 Nursery Av FRANKSTON 3199	\$427,300	08/12/2020
2	22/402 Nepean Hwy FRANKSTON 3199	\$420,000	19/04/2021
3	3/5 Finlay St FRANKSTON 3199	\$411,000	23/12/2020

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 six months.~~

This Statement of Information was prepared on:

15/05/2021 08:59



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1175 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
15/05/2020 - 14/05/2021: \$440,000

Comparable Properties

3/6 Nursery Av FRANKSTON 3199 (VG)

Agent Comments



Price: \$427,300
Method: Sale
Date: 08/12/2020
Property Type: Flat/Unit/Apartment (Res)



22/402 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 19/04/2021
Property Type: Apartment



3/5 Finlay St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$411,000
Method: Private Sale
Date: 23/12/2020
Property Type: Unit