

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

1/33 Campbell Street 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2019

to

29 Feb 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

2/33 Campbell Street Frankston VIC 3199	\$407,500	07-Sep-19
1/9-11 Campbell Street Frankston VIC 3199	\$346,000	10-Dec-19
5/22 Reservoir Road Frankston VIC 3199	\$370,000	11-Sep-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 March 2020



2/33 Campbell Street Frankston VIC 3199

2 1 1

Sold Price **\$407,500** Sold Date **07-Sep-19**

Distance **0.02km**



1/9-11 Campbell Street Frankston VIC 3199

2 1 1

Sold Price **\$346,000** Sold Date **10-Dec-19**

Distance **0.17km**



5/22 Reservoir Road Frankston VIC 3199

2 1 1

Sold Price **\$370,000** Sold Date **11-Sep-19**

Distance **0.76km**

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

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