

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

3/29-31 Kars 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|---|-----------|-----------|
| 1/52 Williams Street Frankston VIC 3199 | \$495,000 | 16-Sep-21 |
| 6/36-38 Denbigh Street Frankston VIC 3199 | \$531,050 | 04-Oct-21 |
| 1/10 Cambridge Street Frankston VIC 3199 | \$540,000 | 07-Jul-21 |

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: 11 October 2021



1/52 Williams Street Frankston VIC 3199

Sold Price

^{RS} **\$495,000**

Sold Date

16-Sep-21

 2

 1

 1

Distance

0.22km



6/36-38 Denbigh Street Frankston VIC 3199

Sold Price

^{RS} **\$531,050** ^{UN}

Sold Date

04-Oct-21

 2

 1

 1

Distance

0.3km



1/10 Cambridge Street Frankston VIC 3199

Sold Price

\$540,000

Sold Date

07-Jul-21

 2

 1

 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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