

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

178 Karingal Drive, Frankston Vic 3199

Indicative selling price

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

Range between \$630,000

&

\$685,000

Median sale price

Median price \$681,000

Property Type House

Suburb Frankston

Period - From 01/01/2021

to 31/03/2021

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	73 Lucerne Cr FRANKSTON 3199	\$650,000	30/06/2021
2	59 Karingal Dr FRANKSTON 3199	\$680,000	26/06/2021
3	180 Karingal Dr FRANKSTON 3199	\$680,000	11/06/2021

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:

05/07/2021 12:18



Property Type: House (Previously Occupied - Detached)

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



73 Lucerne Cr FRANKSTON 3199 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 527 sqm approx



59 Karingal Dr FRANKSTON 3199 (REI)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)



180 Karingal Dr FRANKSTON 3199 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 11/06/2021

Property Type: House

Land Size: 569 sqm approx