

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

112 Heatherhill Road 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

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

| | | |
|---------------------------------------|-----------|-----------|
| 5 Limerwick Court Frankston VIC 3199 | \$640,000 | 07-May-20 |
| 33 Wallace Avenue Frankston VIC 3199 | \$872,500 | 19-Apr-20 |
| 6 Kingston Heights Frankston VIC 3199 | \$700,000 | 11-May-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: 05 July 2020



5 Limerick Court Frankston VIC 3199

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date **07-May-20**

Distance **0.25km**



33 Wallace Avenue Frankston VIC 3199

 4  2  2

Sold Price

\$872,500

Sold Date **19-Apr-20**

Distance **0.45km**

PRIVATE INSPECTION POLICY

We Real Estate have introduced the following measures for private inspectors to ensure the health and wellbeing of our community



Maximum entry permitted for private inspectors only



Please wash hand do not touch



Ensure you adhere to social distancing 1.5m

Please do not enter if you have:

1. Returned from overseas travel in the last 14 days
2. Close contact with anyone who has returned from overseas travel or has been diagnosed or advised to self-isolate in the last 14 days
3. Any COVID-19 symptoms

USE WAIVER

6 Kingston Heights Frankston VIC 3199

 4  2  2

Sold Price

^{RS} **\$700,000**

Sold Date **11-May-20**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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