

## 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

2 Rex Street Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,625

Property type

House

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

6 Finlay Street Frankston VIC 3199	\$630,000	15-Mar-20
20 Dell Road Frankston VIC 3199	\$645,000	16-Apr-20
39 Leonard Street Frankston VIC 3199	\$615,100	28-Apr-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: 22 October 2020

# SHORELINE

REAL ESTATE

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**6 Finlay Street Frankston VIC 3199**

Sold Price

**\$630,000**

Sold Date

**15-Mar-20**

3

1

1

Distance

**0.19km**



**20 Dell Road Frankston VIC 3199**

Sold Price

**\$645,000**

Sold Date

**16-Apr-20**

3

1

3

Distance

**0.62km**



**39 Leonard Street Frankston VIC 3199**

Sold Price

**\$615,100**

Sold Date

**28-Apr-20**

3

1

1

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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