

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

3/18 Sanders Road Frankston South 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/16 Sanders Road Frankston South VIC 3199	\$628,000	11-Nov-18
3/37 Culcairn Drive Frankston South VIC 3199	\$665,000	30-Apr-19
2/17 Oakfield Court Frankston South VIC 3199	\$630,000	29-Apr-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: 27 November 2019



1/16 Sanders Road Frankston South VIC 3199

Sold Price

\$628,000

Sold Date

11-Nov-18



3



2



2

Distance

0.04km



3/37 Culcairn Drive Frankston South VIC 3199

Sold Price

\$665,000

Sold Date

30-Apr-19



3



2



2

Distance

0.45km



2/17 Oakfield Court Frankston South VIC 3199

Sold Price

\$630,000

Sold Date

29-Apr-19



3



2



2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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