

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

3/11-13 Sheridan Avenue 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

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

4/11 Wisewould Avenue Seaford VIC 3198	\$450,000	22-Mar-20
10/44 Frank Street Frankston VIC 3199	\$430,000	25-May-20
6/44 Frank Street Frankston VIC 3199	\$430,000	10-Mar-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: 13 July 2020