

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

5/5-9 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

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

3/41 Finlay Street Frankston VIC 3199	\$460,000	24-Mar-21
2/32 Petrie Street Frankston VIC 3199	\$475,000	03-Feb-21
2/11 David Street Frankston VIC 3199	\$461,000	15-Jan-21

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: 08 April 2021

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3/41 Finlay Street Frankston VIC
3199

Sold Price

RS \$460,000 Sold Date 24-Mar-21

 2 1 2

Distance 0.64km



2/32 Petrie Street Frankston VIC
3199

Sold Price

RS \$475,000 Sold Date 03-Feb-21

 - 1 1

Distance 0.64km



2/11 David Street Frankston VIC
3199

Sold Price

\$461,000 Sold Date **15-Jan-21**

 2 1 1

Distance 0.48km

RS = Recent sale UN = Undisclosed Sale

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