

## 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

8 Lalina Close 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

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,625

Property type

House

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

|   |           |           |
|---|-----------|-----------|
| 73 Dunsterville Crescent Frankston VIC 3199 | \$690,000 | 12-Oct-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.

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**73 Dunsterville Crescent Frankston  
VIC 3199**

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **12-Oct-20**

 4  2  2

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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