

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

1/29 Frank Street 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2020

to

28 Feb 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

2/5 Mena Street Frankston VIC 3199	\$440,000	01-Dec-20
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: 03 March 2021



2/5 Mena Street Frankston VIC 3199 Sold Price **\$440,000** Sold Date **01-Dec-20**

2 1 1

Distance **1.17km**



2/32 Petrie Street Frankston VIC 3199 Sold Price ^{RS} **\$475,000** Sold Date **03-Feb-21**

2 1 1

Distance **1.38km**



2/11 David Street Frankston VIC 3199 Sold Price **\$461,000** Sold Date **15-Jan-21**

2 1 1

Distance **1.42km**

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

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