

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 McAlister 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

*House

*Unit

X

Suburb

Frankston

Period-from

01 Jun 2018

to

31 May 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

2/25-27 Ashleigh Avenue Frankston VIC 3199	\$445,000	30-May-19
1/32 Petrie Street Frankston VIC 3199	\$440,000	25-Feb-19
2/36 Lewis Street Frankston VIC 3199	\$420,000	12-Feb-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.~~

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2/25-27 Ashleigh Avenue Frankston VIC 3199 Sold Price **\$445,000** Sold Date **30-May-19**

 2  1  1

Distance **0.86km**



1/32 Petrie Street Frankston VIC 3199 Sold Price **\$440,000** Sold Date **25-Feb-19**

 2  1  1

Distance **0.52km**



2/36 Lewis Street Frankston VIC 3199 Sold Price **\$420,000** Sold Date **12-Feb-19**

 2  1  1

Distance **0.63km**

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

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