

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

1/9-11 Campbell 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

\$330,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 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

2/33 Campbell Street Frankston VIC 3199	\$407,500	07-Sep-19
5/22 Reservoir Road Frankston VIC 3199	\$370,000	11-Sep-19
3/38 Cranbourne Road Frankston VIC 3199	\$340,000	19-Aug-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.~~

This Statement of Information was prepared on: 05 December 2019



2/33 Campbell Street Frankston VIC 3199

2 1 2

Sold Price

\$407,500

Sold Date

07-Sep-19

Distance

0.18km



5/22 Reservoir Road Frankston VIC 3199

2 1 1

Sold Price

\$370,000

Sold Date

11-Sep-19

Distance

0.6km



3/38 Cranbourne Road Frankston VIC 3199

2 - -

Sold Price

\$340,000

Sold Date

19-Aug-19

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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