

## 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

87 Willow Road 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

\$590,000

&

\$620,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2 Wakool Close Frankston VIC 3199     | \$600,000 | 16-Jun-20 |
| 8 Kilburn Crescent Frankston VIC 3199 | \$625,000 | 21-Jun-20 |
| 21 Whitford Way Frankston VIC 3199    | \$633,100 | 12-Jun-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.~~

This Statement of Information was prepared on: 03 November 2020



**2 Wakool Close Frankston VIC 3199** Sold Price **\$600,000** Sold Date **16-Jun-20**

3 1 2

Distance **0.12km**



**8 Kilburn Crescent Frankston VIC 3199** Sold Price **\$625,000** Sold Date **21-Jun-20**

3 2 1

Distance **0.15km**



**21 Whitford Way Frankston VIC 3199** Sold Price **\$633,100** Sold Date **12-Jun-20**

3 2 2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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