

## 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

3/4 Denbigh Street 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2019

to

30 Nov 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

2/3 Melville Avenue Frankston VIC 3199	\$550,000	01-Aug-20
2/17 Cliff Road Frankston VIC 3199	\$580,000	29-Oct-20
3/141 Kars Street Frankston South VIC 3199	\$600,000	04-Aug-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: 08 December 2020



**2/3 Melville Avenue Frankston VIC 3199**

Sold Price

**\$550,000**

Sold Date **01-Aug-20**

 2  1  1

Distance **0.2km**



**2/17 Cliff Road Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **29-Oct-20**

 2  1  1

Distance **0.37km**



**3/141 Kars Street Frankston South VIC 3199**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **04-Aug-20**

 2  1  1

Distance **1.28km**



**2/6 Denbigh Street Frankston VIC 3199**

Sold Price

**\$630,000**

Sold Date **14-Aug-20**

 3  2  2

Distance **0.02km**



**1/3 Melville Avenue Frankston VIC 3199**

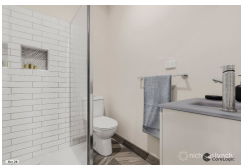
Sold Price

**\$657,000**

Sold Date **23-Jun-20**

 3  3  1

Distance **0.18km**



**1/19 Denbigh Street Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$681,000**

Sold Date **05-Nov-20**

 3  2  2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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**2/27 Denbigh Street Frankston VIC 3199** Sold Price **\$618,000** Sold Date **16-Oct-20**  
 Distance **0.26km**  
 3 2 4



**5 Argyle Street Frankston VIC 3199** Sold Price **\$712,000** Sold Date **27-Oct-20**  
 Distance **0.59km**  
 3 2 2



**1C Balcombe Street Frankston VIC 3199** Sold Price **\$650,000** Sold Date **11-Jul-20**  
 Distance **0.91km**  
 3 2 2



**2/57 Bayview Road Frankston VIC 3199** Sold Price <sup>RS</sup> **\$705,000** Sold Date **28-Aug-20**  
 Distance **1.04km**  
 3 2 2



**1/57 Bayview Road Frankston VIC 3199** Sold Price **\$635,000** Sold Date **09-Jun-20**  
 Distance **1.05km**  
 3 1 1



**1/141 Kars Street Frankston South VIC 3199** Sold Price **\$686,250** Sold Date **10-Aug-20**  
 Distance **1.27km**  
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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