

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

5 Liddesdale Avenue Frankston South 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

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2020

to

31 Oct 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

1 Hopes Rise Frankston South VIC 3199	\$2,100,000	23-Jun-21
5A The Range Frankston South VIC 3199	\$2,030,000	15-May-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: 05 November 2021

**1 Hopes Rise Frankston South VIC 3199**

Sold Price

\$2,100,000

Sold Date

23-Jun-21

3



2



1

Distance

0.21km**5A The Range Frankston South VIC 3199**

Sold Price

\$2,030,000

Sold Date

15-May-21

3



2



2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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