

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

1/57-59 Frankston-Flinders Road 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

\$405,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

2/10-12 Bloom Street Frankston VIC 3199	\$414,000	10-Sep-19
60 Lardner Road Frankston VIC 3199	\$415,000	16-Dec-19
5/25-25A Hill Street Frankston VIC 3199	\$400,000	25-Sep-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: 03 February 2020

 Sharp White

2/10-12 Bloom Street Frankston VIC 3199

Sold Price

\$414,000

Sold Date

10-Sep-19
 2

 1

 1

Distance

0.54km
60 Lardner Road Frankston VIC 3199

Sold Price

\$415,000

Sold Date

16-Dec-19
 2

 1

 1

Distance

0.42km
5/25-25A Hill Street Frankston VIC 3199

Sold Price

\$400,000

Sold Date

25-Sep-19
 2

 1

 1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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