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

4/34 Dunstan Street 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	or range between	\$580,000	&	\$630,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$640,500	Prope	erty type	y type Unit		Suburb	Frankston South
Period-from	01 Nov 2019	to	31 Oct 2	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	
3/141 Kars Street Frankston South VIC 3199	\$600,000	04-Aug-20	
2/20 Violet Street Frankston South VIC 3199	\$526,000	08-Jul-20	

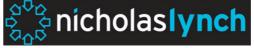
OR

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: 07 November 2020



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3/141 Kars Street Frankston South VIC 3199	Sold Price	^{RS} \$600,000 Sold Date 04-Aug	-20
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2/20 Vi VIC 319		eet Frankston South	Sold Price	\$526,000	Sold Date	08-Jul-20
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RS = Recent sale UN = Undisclosed Sale

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