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 | |
| | | | |

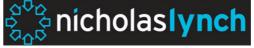
OR

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.

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| 3/141 Kars Street Frankston South VIC 3199 | Sold Price | ^{RS} \$600,000 Sold Date 04-Aug | -20 |
|---|------------|--|-----|
| 🖴 2 🕒 1 🞧 1 | | Distance 0.76 | ikm |



| 2/20 Vi VIC 319 | | eet Frankston South | Sold Price | \$526,000 | Sold Date | 08-Jul-20 |
|--------------------|---|---------------------|------------|-----------|-----------|-----------|
| 酉 2 | 1 | G1 | | | Distance | 1.44km |

RS = Recent sale UN = Undisclosed Sale

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