

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

8 Lerwick Court 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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

6 Kingston Heights Frankston VIC 3199	\$700,000	11-May-20
39 Pine Hill Drive Frankston VIC 3199	\$870,000	27-Jul-19
42 Willow Road Frankston VIC 3199	\$700,000	16-Jun-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: 17 July 2020


6 Kingston Heights Frankston VIC 3199

4 2 2

Sold Price

\$700,000

Sold Date

11-May-20

Distance

0.44km

39 Pine Hill Drive Frankston VIC 3199

5 2 2

Sold Price

\$870,000

Sold Date

27-Jul-19

Distance

0.13km

42 Willow Road Frankston VIC 3199

4 3 2

Sold Price

\$700,000

Sold Date

16-Jun-20

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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