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	7/20 Bradshaw Street 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	$275,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Frankston
Period-from	01 Sep 2018	to	31 Aug 2019	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
4/16 Petrie Street Frankston VIC 3199	$293,000	03-Apr-19
5/16 Petrie Street Frankston VIC 3199	$293,000	03-Apr-19
5/6 Lewis Street Frankston VIC 3199	$305,000	14-Jun-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: 16 September 2019

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4/16 Petrie Street Frankston VIC 3199

1 1 1

Sold Price **$293,000** Sold Date **03-Apr-19**

Distance **0.84km**



5/16 Petrie Street Frankston VIC 3199

1 1 1

Sold Price Sold Date **03-Apr-19**

Distance **0.84km**



5/6 Lewis Street Frankston VIC 3199

1 1 1

Sold Price **$305,000** Sold Date **14-Jun-19**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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