

## 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 Ashbrook Court Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 Golconda Avenue Frankston VIC 3199  | \$700,000 | 04-Oct-21 |
| 26 Golconda Avenue Frankston VIC 3199 | \$689,000 | 05-Sep-21 |
| 25 Hudson Avenue Frankston VIC 3199   | \$737,000 | 22-Oct-21 |

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: 22 November 2021



**9 Golconda Avenue Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$700,000** <sup>UN</sup>

Sold Date

**04-Oct-21**

 3

 1

 1

Distance

**0.08km**



**26 Golconda Avenue Frankston VIC 3199**

Sold Price

**\$689,000**

Sold Date

**05-Sep-21**

 3

 2

 1

Distance

**0.14km**



**25 Hudson Avenue Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$737,000**

Sold Date

**22-Oct-21**

 3

 1

 2

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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