

# 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 72 Moorooduc Highway Frankston South

### 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 \$920,000 & \$1,000,000

### Median sale price

Median price \$815,000

Property type House

Suburb Frankston South

Period - From 1<sup>st</sup> March 2019

to

29<sup>th</sup> Feb 2020

Source CoreLogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 5 Kilmiston Court Frankston South	\$950,000	21 <sup>st</sup> Nov 2019
2. 4 Balamara Court Frankston South	\$1,155,000	14 <sup>th</sup> Dec 2019
3. 41 Mountain Avenue Frankston South	\$1,100,000	21 <sup>st</sup> Sept 2019

This Statement of Information was prepared on: 17<sup>th</sup> March 2019