

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

1/27 Finlay 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

3/22 Lewis Street Frankston VIC 3199	\$297,500	25-Feb-20
7/20 Bradshaw Street Frankston VIC 3199	\$264,000	08-Feb-20
5/23 Cranbourne Road Frankston VIC 3199	\$290,000	22-May-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: 30 November 2020



3/22 Lewis Street Frankston VIC 3199

1 1 1

Sold Price

\$297,500

Sold Date **25-Feb-20**

Distance **0.18km**



7/20 Bradshaw Street Frankston VIC 3199

1 1 1

Sold Price

\$264,000

Sold Date **08-Feb-20**

Distance **0.69km**



5/23 Cranbourne Road Frankston VIC 3199

1 1 1

Sold Price

\$290,000

Sold Date **22-May-20**

Distance **0.8km**



9/435 Nepean Highway Frankston VIC 3199

1 1 1

Sold Price

Sold Date **11-Dec-19**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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