

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 Goldborough Court Frankston South 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2019

to

30 Sep 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

59 Baileyana Street Frankston South VIC 3199	\$610,000	15-May-20
36 Mincha Street Frankston VIC 3199	\$748,000	24-Aug-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: 05 October 2020



59 Baileyana Street Frankston South VIC 3199

 4  1  2

Sold Price **\$610,000** Sold Date **15-May-20**

Distance **1.37km**



36 Mincha Street Frankston VIC 3199

 4  1  1

Sold Price ^{RS} **\$748,000** Sold Date **24-Aug-20**

Distance **1.9km**

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

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