

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

16 GULWA AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2021

to

30 Nov 2022

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

19 KIMBA AVENUE FRANKSTON VIC 3199	\$608,500	29-Sep-22
23 PARER STREET FRANKSTON VIC 3199	\$660,000	05-Aug-22
9 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$664,000	09-Oct-22

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: 08 December 2022



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**19 KIMBA AVENUE FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$608,500

Sold Date

29-Sep-22

2

1

1

Distance

0.57km



**23 PARER STREET FRANKSTON
VIC 3199**

Sold Price

\$660,000

Sold Date

05-Aug-22

2

1

1

Distance

1.84km



**9 ASHLEIGH AVENUE FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$664,000

Sold Date

09-Oct-22

2

1

2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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