

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

10/47 Kars 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,000

Property type

Unit

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

1/72 High Street Frankston VIC 3199	\$430,000	27-May-21
4/34 Birdwood Street Frankston VIC 3199	\$410,000	08-Jul-21
46/392-394 Nepean Highway Frankston VIC 3199	\$422,500	20-Jul-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: 08 November 2021



1/72 High Street Frankston VIC 3199

 2  1  1

Sold Price

\$430,000

Sold Date

27-May-21

Distance

0.59km



4/34 Birdwood Street Frankston VIC 3199

 2  1  1

Sold Price

\$410,000

Sold Date

08-Jul-21

Distance

1.23km



46/392-394 Nepean Highway Frankston VIC 3199

 2  1  1

Sold Price

\$422,500

Sold Date

20-Jul-21

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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