

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

1/3 Villiers Street 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2020

to

31 Dec 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

3/23 Picnic Street Frankston South VIC 3199	\$688,000	14-Dec-20
1/62A Baden Powell Drive Frankston South VIC 3199	\$670,000	31-Dec-20
1/141 Kars Street Frankston South VIC 3199	\$686,250	10-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 January 2021

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**3/23 Picnic Street Frankston South
VIC 3199**

Sold Price

^{RS} **\$688,000**

Sold Date **14-Dec-20**

3 2 2

Distance **0.41km**



**1/62A Baden Powell Drive
Frankston South VIC 3199**

Sold Price

^{RS} **\$670,000**

Sold Date **31-Dec-20**

3 2 2

Distance **0.42km**



**1/141 Kars Street Frankston South
VIC 3199**

Sold Price

\$686,250

Sold Date **10-Aug-20**

3 2 2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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