

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

2/5 Reservoir Road 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 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

1/24 Reservoir Road Frankston VIC 3199	\$490,000	03-Aug-21
1/18 Hill Street Frankston VIC 3199	\$490,000	05-Aug-21
5/2-4 Parer Street Frankston VIC 3199	\$515,000	20-Dec-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.~~

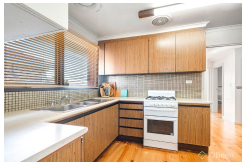
This Statement of Information was prepared on: 18 January 2022



1/24 Reservoir Road Frankston VIC 3199 Sold Price **\$490,000** Sold Date **03-Aug-21**

 2  1  1

Distance **0.21km**



1/18 Hill Street Frankston VIC 3199 Sold Price Sold Date **05-Aug-21**

 2  1  2

Distance **0.25km**



5/2-4 Parer Street Frankston VIC 3199 Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **20-Dec-21**

 2  1  1

Distance **0.5km**

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

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