

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

6/11 Kenilworth 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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

1/11 Long Street Frankston VIC 3199	\$462,000	06-Feb-20
2/21 Macorna Street Frankston VIC 3199	\$455,000	07-Feb-20
2/1 Royle Street Frankston VIC 3199	\$481,000	03-Feb-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: 13 July 2020



1/11 Long Street Frankston VIC 3199 Sold Price **\$462,000** Sold Date **06-Feb-20**

 2  1  1

Distance **0.55km**



2/21 Macorna Street Frankston VIC 3199 Sold Price **\$455,000** Sold Date **07-Feb-20**

 2  1  1

Distance **1.21km**



2/1 Royle Street Frankston VIC 3199 Sold Price **\$481,000** Sold Date **03-Feb-20**

 2  2  1

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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