

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

7 Jamboree Avenue 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2019

to

31 Dec 2019

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

9 Gowrie Avenue Frankston South VIC 3199	\$680,000	21-Jul-19
110 Foot Street Frankston South VIC 3199	\$695,000	06-Dec-19
76 Kars Street Frankston VIC 3199	\$750,000	20-Jul-19

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: 20 January 2020



9 Gowrie Avenue Frankston South VIC 3199

3 1 1

Sold Price **\$680,000** Sold Date **21-Jul-19**

Distance **0.61km**



110 Foot Street Frankston South VIC 3199

4 1 1

Sold Price ^{RS} **\$695,000** Sold Date **06-Dec-19**

Distance **0.98km**



76 Kars Street Frankston VIC 3199

3 1 1

Sold Price **\$750,000** Sold Date **20-Jul-19**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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