

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 Ballarto Road Frankston North VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$501,000

\*House

X

\*Unit

Suburb

Frankston North

Period-from

01 Mar 2018

to

28 Feb 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 six 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

16 Silver Avenue Frankston North VIC 3200	\$445,000	21-Aug-18
44 Laurina Crescent Frankston North VIC 3200	\$445,000	20-Oct-18
37 Norfolk Crescent Frankston North VIC 3200	\$408,000	06-Dec-18

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 six months.~~

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**16 Silver Avenue Frankston North VIC 3200**
 3  1  2

Sold Price

**\$445,000**

Sold Date

**21-Aug-18**

Distance

**0.41km**

**44 Laurina Crescent Frankston North VIC 3200**
 3  1  2

Sold Price

Sold Date

**20-Oct-18**

Distance

**0.45km**

**37 Norfolk Crescent Frankston North VIC 3200**
 3  1  2

Sold Price

**\$408,000**

Sold Date

**06-Dec-18**

Distance

**0.71km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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