

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

9 Bangor Drive 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 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

23 Lipton Drive Frankston VIC 3199	\$859,000	08-Jul-21
195 Heatherhill Road Frankston VIC 3199	\$830,000	21-Aug-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: 30 September 2021



23 Lipton Drive Frankston VIC 3199 Sold Price **\$859,000** Sold Date **08-Jul-21**

 3  2  2

Distance **0.66km**



195 Heatherhill Road Frankston VIC 3199 Sold Price ^{RS} **\$830,000** Sold Date **21-Aug-21**

 3  2  2

Distance **0.93km**

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

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