

## 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

1A Balmerino Square Frankston VIC 3199

### 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

\*House

X

\*Unit

Suburb

Frankston

Period-from

01 May 2018

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 235 Cranbourne Road Frankston VIC 3199 | \$445,000 | 25-Mar-19 |
| 11 Glenora Court Frankston VIC 3199    | \$475,000 | 21-Mar-19 |
| 31 Olympic Avenue Frankston VIC 3199   | \$490,500 | 08-Mar-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 six months.~~

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**235 Cranbourne Road Frankston VIC 3199**

 3  1  1

Sold Price **\$445,000** Sold Date **25-Mar-19**

Distance **1.48km**



**11 Glenora Court Frankston VIC 3199**

 3  1  1

Sold Price **\$475,000** Sold Date **21-Mar-19**

Distance **1.34km**



**31 Olympic Avenue Frankston VIC 3199**

 3  1  1

Sold Price **\$490,500** Sold Date **08-Mar-19**

Distance **1.71km**

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

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