

## 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

4/1-3 Skye Road 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

\$345,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 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

1/10-12 Spray Street Frankston VIC 3199	\$340,000	16-Feb-21
3/38 Bainbridge Avenue Seaford VIC 3198	\$350,000	28-Jan-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: 02 July 2021



**1/10-12 Spray Street Frankston VIC 3199**    Sold Price    **\$340,000**    Sold Date    **16-Feb-21**

 2     1     1

Distance    **0.26km**



**3/38 Bainbridge Avenue Seaford VIC 3198**    Sold Price    **\$350,000**    Sold Date    **28-Jan-21**

 1     1     1

Distance    **0.61km**

RS = Recent sale      UN = Undisclosed Sale

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