

## 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

5 Heritage Avenue Frankston South 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2020

to

28 Feb 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

4 Banksia Court Frankston South VIC 3199	\$826,000	04-Feb-21
27 Sanders Road Frankston South VIC 3199	\$855,000	07-Dec-20
9 Luke Court Frankston South VIC 3199	\$840,000	19-Nov-20

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: 22 March 2021



#### 4 Banksia Court Frankston South VIC 3199

 4
  3
  2

Sold Price

<sup>RS</sup>
**\$826,000**

Sold Date

**04-Feb-21**

Distance

**0.09km**


#### 27 Sanders Road Frankston South VIC 3199

 3
  2
  2

Sold Price

**\$855,000**

Sold Date

**07-Dec-20**

Distance

**0.38km**


#### 9 Luke Court Frankston South VIC 3199

 4
  2
  2

Sold Price

**\$840,000**

Sold Date

**19-Nov-20**

Distance

**0.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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