

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

1 Smeaton Court Frankston South 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2019

to

31 Dec 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 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

7 Banyule Court Frankston South VIC 3199	\$730,000	04-Nov-19
62 Casuarina Drive Frankston South VIC 3199	\$730,000	10-Sep-19
6 Donnelly Rise Frankston South VIC 3199	\$780,000	01-Oct-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 6 months.~~

This Statement of Information was prepared on: 22 January 2020



**7 Banyule Court Frankston South
VIC 3199**

Sold Price

\$730,000

Sold Date

04-Nov-19

4 2 1

Distance

0.14km



**62 Casuarina Drive Frankston South
VIC 3199**

Sold Price

Sold Date

10-Sep-19

4 2 2

Distance

0.35km



**6 Donnelly Rise Frankston South
VIC 3199**

Sold Price

\$780,000

Sold Date

01-Oct-19

4 2 2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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