

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

3/43 Denbigh Street 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

2/26 Hamilton Grove Frankston South VIC 3199	\$802,500	04-Nov-19
2/2 George Street Frankston VIC 3199	\$710,000	29-Aug-19
15 Denbigh Street Frankston VIC 3199	\$700,000	07-Jun-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: 25 November 2019



2/26 Hamilton Grove Frankston South VIC 3199

 4  2  2

Sold Price

^{RS} **\$802,500**

Sold Date **04-Nov-19**

Distance **0.96km**



2/2 George Street Frankston VIC 3199

 3  2  1

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date **29-Aug-19**

Distance **0.46km**



15 Denbigh Street Frankston VIC 3199

 3  1  2

Sold Price

\$700,000

Sold Date **07-Jun-19**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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