

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 Belar Avenue 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

\$699,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 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

6 Corowa Place Frankston VIC 3199	\$715,000	05-Nov-21
7 Kanya Court Frankston VIC 3199	\$700,000	21-Jul-21
9 Coral Street Frankston VIC 3199	\$680,000	03-Jul-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: 12 November 2021



6 Corowa Place Frankston VIC 3199 Sold Price

^{RS} **\$715,000** Sold Date **05-Nov-21**

3 2 2

Distance **0.85km**



7 Kanya Court Frankston VIC 3199 Sold Price

\$700,000 Sold Date **21-Jul-21**

3 2 2

Distance **1.11km**



9 Coral Street Frankston VIC 3199 Sold Price

\$680,000 Sold Date **03-Jul-21**

3 2 2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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