

## 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

303/15 Ebdale Street 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

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2019

to

31 Aug 2020

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

14/22-24 Sheridan Avenue Frankston VIC 3199	\$425,000	17-Apr-20
4/8 Ebdale Street Frankston VIC 3199	\$370,000	01-Jun-20
1/45-49 Orwil Street Frankston VIC 3199	\$405,000	29-May-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: 29 September 2020



**14/22-24 Sheridan Avenue  
Frankston VIC 3199**

 2  2  1

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**17-Apr-20**

Distance

**0.17km**



**4/8 Ebdale Street Frankston VIC  
3199**

 2  1  1

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date

**01-Jun-20**

Distance

**0.1km**



**1/45-49 Orwil Street Frankston VIC  
3199**

 2  1  1

Sold Price

**\$405,000**

Sold Date

**29-May-20**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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