

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

3/141 Kars Street 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jun 2019

to

31 May 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

2/64 Fleetwood Crescent Frankston South VIC 3199	\$592,000	25-Apr-20
2/55 Culcairn Drive Frankston South VIC 3199	\$599,000	13-Feb-20
1/145 Kars Street Frankston South VIC 3199	\$620,000	01-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: 18 June 2020

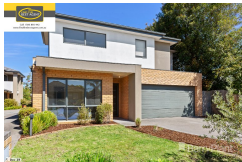


**2/64 Fleetwood Crescent
Frankston South VIC 3199**

2 1 1

Sold Price **\$592,000** Sold Date **25-Apr-20**

Distance **0.44km**



**2/55 Culcairn Drive Frankston
South VIC 3199**

3 2 2

Sold Price **\$599,000** Sold Date **13-Feb-20**

Distance **1.43km**

Notes from your agent

Same age, bigger but lesser location



**1/145 Kars Street Frankston South
VIC 3199**

3 1 1

Sold Price **\$620,000** Sold Date **01-May-20**

Distance **0.07km**

Notes from your agent

Renovated 60s weatherboard, similar size

RS = Recent sale UN = Undisclosed Sale

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