# 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

5/58-60 McMahons Road 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 \$685,300 or range & &
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### Median sale price

(\*Delete house or unit as applicable)

Median Price \$470,000		Property type		Unit		Suburb Frankston	
Period-from	01 Sep 2020	to	31 Aug 2	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
6/60 McMahons Road Frankston VIC 3199	\$642,000	07-Jun-21
4/65 Hillcrest Road Frankston VIC 3199	\$740,000	22-Jul-21
5/55 Screen Street Frankston VIC 3199	\$675,000	14-Aug-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: 28 September 2021



consumer.vic.gov.au



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-	6/60 M VIC 319		s Road Frankston	Sold Price	<sup>RS</sup> \$642,000	Sold Date	07-Jun-21
	<b>=</b> 4	2	⇔ 2			Distance	0.01km



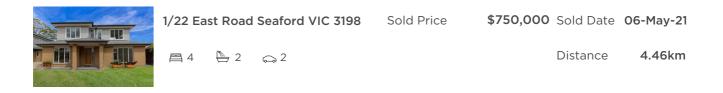
	4/65 Hillcrest Road Frankston VIC 3199			Sold Price	\$740,000	Sold Date	22-Jul-21
1.6		2 🚔	⇔ <sup>2</sup>			Distance	1.15km



4	5/55 Screen Street Frankston VIC 3199			Sold Price	<sup>RS</sup> \$675,000	Sold Date	14-Aug-21
	<b>E</b> 4	2	⇔ 2			Distance	1.15km



2/5B Olympic Avenue Frankston VIC 3199			Sold Price	\$728,000	Sold Date	26-Jun-21
酉 4	2	ç; 2			Distance	1.34km



#### RS = Recent sale UN = Undisclosed Sale

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