

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

3/41 Glenview Crescent 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 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

11/121 Lindrum Road Frankston VIC 3199	\$525,000	14-Apr-21
1 Kareela Road Frankston VIC 3199	\$570,000	31-Jul-21
2/29 Heatherhill Road Frankston VIC 3199	\$565,000	31-Mar-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: 27 September 2021


11/121 Lindrum Road Frankston VIC 3199

Sold Price

\$525,000

Sold Date

14-Apr-21

2 2 -

Distance

0.74km

1 Kareela Road Frankston VIC 3199

Sold Price

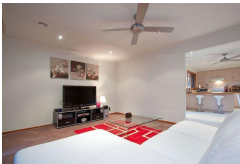
^{RS} **\$570,000**

Sold Date

31-Jul-21

2 1 2

Distance

1km

2/29 Heatherhill Road Frankston VIC 3199

Sold Price

\$565,000

Sold Date

31-Mar-21

2 1 2

Distance

1.13km

1/24 Reservoir Road Frankston VIC 3199

Sold Price

^{RS} **\$490,000**

Sold Date

05-Sep-21

2 1 1

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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