

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 Corio 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

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

9 Corio Avenue Frankston VIC 3199	\$762,500	01-Aug-18
102 Foot Street Frankston South VIC 3199	\$809,200	04-Jun-19
76 Williams Street Frankston VIC 3199	\$810,000	10-Nov-18

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 October 2019

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9 Corio Avenue Frankston VIC 3199 Sold Price **\$762,500** Sold Date **01-Aug-18**

 3  2  1

Distance **0.04km**



102 Foot Street Frankston South VIC 3199 Sold Price **\$809,200** Sold Date **04-Jun-19**

 4  2  2

Distance **0.52km**



76 Williams Street Frankston VIC 3199 Sold Price **\$810,000** Sold Date **10-Nov-18**

 3  2  3

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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