

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

9/8 Ebdale Street 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

\$355,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Frankston

Period-from

01 Feb 2020

to

31 Jan 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

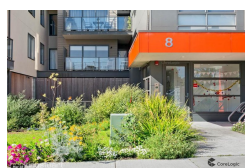
Date of sale

2/8 Ebdale Street Frankston VIC 3199	\$380,000	09-Nov-20
4/8 Ebdale Street Frankston VIC 3199	\$390,000	14-Mar-18
206/15 Ebdale Street Frankston VIC 3199	\$370,000	16-Oct-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: 13 February 2021



2/8 Ebdale Street Frankston VIC 3199

Sold Price

\$380,000

Sold Date **09-Nov-20**

2 1 1

Distance -



4/8 Ebdale Street Frankston VIC 3199

Sold Price

\$390,000

Sold Date **14-Mar-18**

2 1 1

Distance -



206/15 Ebdale Street Frankston VIC 3199

Sold Price

\$370,000

Sold Date **16-Oct-20**

2 2 1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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