

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

7 Sundown Walk 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

\$690,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2019

to

31 Dec 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

215 Frankston-Flinders Road Frankston South VIC 3199	\$730,000	03-Aug-19
6 Manuka Court Frankston South VIC 3199	\$753,000	15-Jan-20
12 Cabernet Court Frankston South VIC 3199	\$790,000	03-Dec-19

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: 21 January 2020



**215 Frankston-Flinders Road
Frankston South VIC 3199**

3 2 2

Sold Price **\$730,000** Sold Date **03-Aug-19**

Distance **1.57km**

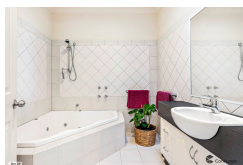


**6 Manuka Court Frankston South
VIC 3199**

3 2 2

Sold Price ^{RS} **\$753,000** Sold Date **15-Jan-20**

Distance **0.2km**



**12 Cabernet Court Frankston South
VIC 3199**

4 2 2

Sold Price ^{RS} **\$790,000** Sold Date **03-Dec-19**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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