

## 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

1/62A Baden Powell Drive Frankston South VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/141 Kars Street Frankston South VIC 3199	\$686,250	27-Aug-20
1/124 Kars Street Frankston South VIC 3199	\$685,500	21-Jul-20
1/29 Culcairn Drive Frankston South VIC 3199	\$685,000	27-Jul-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: 11 November 2020



**1/141 Kars Street Frankston South  
VIC 3199**

3 2 2

Sold Price

<sup>RS</sup> **\$686,250** Sold Date **27-Aug-20**

Distance **0.65km**



**1/124 Kars Street Frankston South  
VIC 3199**

3 2 2

Sold Price

**\$685,500** Sold Date **21-Jul-20**

Distance **0.85km**



**1/29 Culcairn Drive Frankston South  
VIC 3199**

3 2 2

Sold Price

**\$685,000** Sold Date **27-Jul-20**

Distance **1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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