

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

2/16 Nursery 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2019

to

31 Aug 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

4/61 Nursery Avenue Frankston VIC 3199	\$500,000	11-Apr-20
1/22 Roberts Street Frankston VIC 3199	\$546,500	13-Jan-20
1/4 Boronia Close Frankston VIC 3199	\$540,000	11-Feb-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: 02 September 2020



4/61 Nursery Avenue Frankston VIC 3199

Sold Price

\$500,000

Sold Date

11-Apr-20

3

1

2

Distance

0.51km



1/22 Roberts Street Frankston VIC 3199

Sold Price

\$546,500

Sold Date

13-Jan-20

3

1

2

Distance

0.87km



1/4 Boronia Close Frankston VIC 3199

Sold Price

\$540,000

Sold Date

11-Feb-20

3

1

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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