

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 Paton 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

7 Narambi Crescent Frankston VIC 3199	\$550,000	01-Oct-19
9 Narambi Crescent Frankston VIC 3199	\$540,000	21-Feb-19
39 Bunarong Drive Frankston VIC 3199	\$499,000	15-Apr-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: 25 November 2019


7 Narambi Crescent Frankston VIC 3199

Sold Price

\$550,000

Sold Date

01-Oct-19

3

1

1

Distance

0.38km

9 Narambi Crescent Frankston VIC 3199

Sold Price

\$540,000

Sold Date

21-Feb-19

3

1

1

Distance

0.39km

39 Bunarong Drive Frankston VIC 3199

Sold Price

\$499,000

Sold Date

15-Apr-19

3

1

1

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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