

## 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

3 Innichen Close 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

\$1,900,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2020

to

30 Sep 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 8 Ajana Lane Frankston South VIC 3199      | \$1,800,000 | 16-Jun-21 |
| 13 Sibyl Avenue Frankston South VIC 3199   | \$2,070,000 | 20-Sep-21 |
| 56 Rosedale Grove Frankston South VIC 3199 | \$1,900,000 | 21-Sep-21 |

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 October 2021



**8 Ajana Lane Frankston South VIC 3199**

Sold Price

**\$1,800,000**

Sold Date

**16-Jun-21**

 5  3  6

Distance

**0.84km**



**13 Sibyl Avenue Frankston South VIC 3199**

Sold Price

<sup>RS</sup> **\$2,070,000**

Sold Date

**20-Sep-21**

 4  3  3

Distance

**1.03km**



**56 Rosedale Grove Frankston South VIC 3199**

Sold Price

<sup>RS</sup> **\$1,900,000** <sup>UN</sup>

Sold Date

**21-Sep-21**

 4  2  7

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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