

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

2/46 Frankston-Flinders Road 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

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2019

to

29 Feb 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

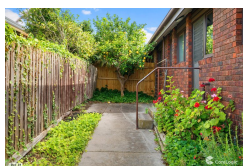
Date of sale

3/14 Nolan Street Frankston VIC 3199	\$517,000	09-Dec-19
1/49 Yuille Street Frankston VIC 3199	\$537,500	12-Dec-19
19/54-58 Williams Street Frankston VIC 3199	\$540,000	18-Jan-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: 05 March 2020



3/14 Nolan Street Frankston VIC 3199

Sold Price **\$517,000** Sold Date **09-Dec-19**

2 1 1

Distance **1.56km**



1/49 Yuille Street Frankston VIC 3199

Sold Price **\$537,500** Sold Date **12-Dec-19**

2 1 1

Distance **0.86km**

Notes from your agent

Bright and airy unit. good location, landscaped gardens, styled, c.2000, 2 bedroom, 1 bathroom, approx 10 squares, 8 on the block, 180 sqm, single garage.



19/54-58 Williams Street Frankston VIC 3199

Sold Price **\$540,000** Sold Date **18-Jan-20**

2 1 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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