

## 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

5/21 Petrie Street Frankston 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

\$365,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2018

to

31 Aug 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

2/26 Lewis Street Frankston VIC 3199	\$325,000	29-Jun-19
4/28 Lewis Street Frankston VIC 3199	\$315,000	17-Jul-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: 19 September 2019



**2/26 Lewis Street Frankston VIC 3199**

Sold Price

**\$325,000**

Sold Date

**29-Jun-19**

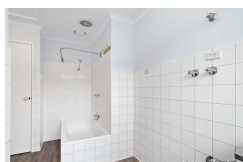
2

1

1

Distance

**0.07km**



**4/28 Lewis Street Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$315,000**

Sold Date

**17-Jul-19**

2

1

1

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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