

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

1/70 Brighton Street Frankston South 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2020

to

28 Feb 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

1/5 Villiers Street Frankston South VIC 3199	\$790,000	14-Dec-20
74A Fleetwood Crescent Frankston South VIC 3199	\$787,500	09-Nov-20
20 Poinciana Street Frankston South VIC 3199	\$825,000	15-Jan-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: 03 March 2021

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1/5 Villiers Street Frankston South
VIC 3199

Sold Price

\$790,000 Sold Date **14-Dec-20**

3 1 2

Distance **0.32km**



74A Fleetwood Crescent Frankston
South VIC 3199

Sold Price

^{RS} **\$787,500** Sold Date **09-Nov-20**

3 2 1

Distance **0.61km**



20 Poinciana Street Frankston
South VIC 3199

Sold Price

^{RS} **\$825,000** Sold Date **15-Jan-21**

3 2 2

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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