

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

2/5 Poinciana 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Aug 2020

to

31 Jul 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

32 Blair Avenue Frankston South VIC 3199	\$876,000	24-May-21
1/64 Yuille Street Frankston South VIC 3199	\$837,000	22-Jun-21
1/10 Poinciana Street Frankston South VIC 3199	\$830,000	12-May-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: 27 August 2021



**32 Blair Avenue Frankston South
VIC 3199**

3 1 1

Sold Price **\$876,000** Sold Date **24-May-21**

Distance **0.7km**

Notes from your agent

Offered slightly more land, however lacked second bathroom & extra off-street parking.



**1/64 Yuille Street Frankston South
VIC 3199**

3 1 2

Sold Price ^{RS} **\$837,000** Sold Date **22-Jun-21**

Distance **0.86km**

Notes from your agent

Older unit with a shared drive, only offered one bathroom & one vehicle garage.



**1/10 Poinciana Street Frankston
South VIC 3199**

3 2 2

Sold Price **\$830,000** Sold Date **12-May-21**

Distance **0.04km**

Notes from your agent

Located just metres away, less land & was part of a body-corporate.

RS = Recent sale

UN = Undisclosed Sale

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