

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/6 Forsyth Street 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,650

*House

*Unit

X

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

68/85 Ashleigh Avenue Frankston VIC 3199	\$490,000	15-Jun-19
69/85 Ashleigh Avenue Frankston VIC 3199	\$515,000	12-Apr-19
4/6 Frawley Street Frankston VIC 3199	\$495,000	20-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: 02 September 2019

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**68/85 Ashleigh Avenue Frankston
VIC 3199**

 3  2  2

Sold Price

\$490,000

Sold Date

15-Jun-19

Distance

0.38km



**69/85 Ashleigh Avenue Frankston
VIC 3199**

 3  2  2

Sold Price

\$515,000

Sold Date

12-Apr-19

Distance

0.4km



**4/6 Frawley Street Frankston VIC
3199**

 3  2  1

Sold Price

\$495,000

Sold Date

20-Jul-19

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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