

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

1/126 Lindrum 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 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

1/121 Lindrum Road Frankston VIC 3199	\$550,000	10-Aug-21
8/121 Lindrum Road Frankston VIC 3199	\$545,000	19-Jul-21
4/6A Arabil Street Frankston VIC 3199	\$585,000	25-Aug-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: 06 October 2021



1/121 Lindrum Road Frankston VIC 3199

Sold Price

\$550,000

Sold Date

10-Aug-21

3

2

-

Distance

0.05km



8/121 Lindrum Road Frankston VIC 3199

Sold Price

\$545,000

Sold Date

19-Jul-21

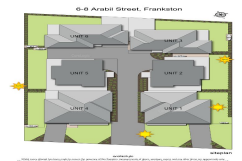
2

2

1

Distance

0.08km



4/6A Arabil Street Frankston VIC 3199

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date

25-Aug-21

2

2

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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