

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

2/53 Kenilworth Avenue 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2019

to

31 Jul 2020

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

4/38-40 Kenilworth Avenue Frankston VIC 3199	\$510,000	09-May-20
4/12 Screen Street Frankston VIC 3199	\$450,450	24-Jul-20
1/4 Robinia Street Frankston VIC 3199	\$580,000	01-Jul-20

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: 10 August 2020



**4/38-40 Kenilworth Avenue
Frankston VIC 3199**

 2  2  1

Sold Price **\$510,000** Sold Date **09-May-20**

Distance **0.14km**



**4/12 Screen Street Frankston VIC
3199**

 2  1  1

Sold Price ^{RS} **\$450,450** Sold Date **24-Jul-20**

Distance **0.71km**



**1/4 Robinia Street Frankston VIC
3199**

 3  2  2

Sold Price ^{RS} **\$580,000** Sold Date **01-Jul-20**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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