

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

4 Anderson 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,022

Property type

House

Suburb

Frankston

Period-from

01 Jun 2020

to

31 May 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

8 Queen Street Frankston VIC 3199	\$836,000	15-May-21
39 Orwil Street Frankston VIC 3199	\$755,000	22-Apr-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: 16 June 2021



8 Queen Street Frankston VIC 3199 Sold Price ^{RS} **\$836,000** Sold Date **15-May-21**
 3 2 2 Distance **0.79km**



39 Orwil Street Frankston VIC 3199 Sold Price ^{RS} **\$755,000** Sold Date **22-Apr-21**
 3 1 1 Distance **0.16km**

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

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