

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

3/11 Petrie 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2020

to

31 Jan 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

2/11 David Street Frankston VIC 3199	\$461,000	15-Jan-21
1/102 Beach Street Frankston VIC 3199	\$490,000	25-Oct-20
2/32 Petrie Street Frankston VIC 3199	\$475,000	03-Feb-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: 25 February 2021



2/11 David Street Frankston VIC 3199

2 1 1

Sold Price

\$461,000

Sold Date

15-Jan-21

Distance

0.33km



1/102 Beach Street Frankston VIC 3199

2 1 1

Sold Price

\$490,000

Sold Date

25-Oct-20

Distance

0.44km



2/32 Petrie Street Frankston VIC 3199

2 1 1

Sold Price

^{RS} **\$475,000**

Sold Date

03-Feb-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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