

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

11 Overport Road Frankston South 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,500

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2019

to

31 May 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

36 Overport Road Frankston South VIC 3199	\$730,000	11-Mar-20
6 Albany Place Frankston South VIC 3199	\$685,000	08-Feb-20
30 Blaxland Avenue Frankston South VIC 3199	\$670,000	26-Apr-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 June 2020



36 Overport Road Frankston South VIC 3199

Sold Price

RS

\$730,000

Sold Date

11-Mar-20

3 2 1

Distance

0.18km



6 Albany Place Frankston South VIC 3199

Sold Price

\$685,000

Sold Date

08-Feb-20

3 2 1

Distance

1.02km



30 Blaxland Avenue Frankston South VIC 3199

Sold Price

\$670,000

Sold Date

26-Apr-20

3 1 2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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