

## 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

18 Hoadley Avenue Frankston South VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,570,000

### 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

2 Hillside Grove Frankston South VIC 3199	\$1,500,000	21-Dec-19
31 Menzies Close Frankston South VIC 3199	\$1,518,000	15-Nov-19

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 June 2020



**2 Hillside Grove Frankston South  
VIC 3199**

Sold Price **\$1,500,000** Sold Date **21-Dec-19**

 5  5  4

Distance **0.42km**



**31 Menzies Close Frankston South  
VIC 3199**

Sold Price **\$1,518,000** Sold Date **15-Nov-19**

 4  2  2

Distance **0.7km**

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

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