

## 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

5 Gladwyn Avenue Frankston 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

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1 Kanya Court Frankston VIC 3199     | \$515,000 | 13-Aug-20 |
| 7 Hill Street Frankston VIC 3199     | \$525,000 | 22-Sep-20 |
| 5 Coprosma Avenue Frankston VIC 3199 | \$502,000 | 03-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: 14 October 2020



**1 Kanya Court Frankston VIC 3199**

Sold Price

RS

**\$515,000**

Sold Date

**13-Aug-20**



3



1



2

Distance

**0.69km**



**7 Hill Street Frankston VIC 3199**

Sold Price

RS

**\$525,000**

Sold Date

**22-Sep-20**



3



1



2

Distance

**0.78km**



**5 Coprosma Avenue Frankston VIC 3199**

Sold Price

**\$502,000**

Sold Date

**03-Jul-20**



3



1



2

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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