# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 6 Garrylawn Court, Frankston Vic 3199

#### Indicative selling price

For the meaning	of this price see	econ	sumer.vic.go	v.au	ı/underquoti	ng		
Single pric	e \$564,950							
Median sale p	rice							
Median price	\$632,500	Pro	operty Type	Ηοι	ise		Suburb	Frankston
Period - From	01/01/2020	to	31/03/2020		Sol	irce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	34 Wynden Dr FRANKSTON 3199	\$570,000	18/05/2020
2	10 Stanley St FRANKSTON 3199	\$550,000	27/05/2020
3	3 Washington Dr FRANKSTON 3199	\$550,000	09/06/2020

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 six months.

This Statement of Information was prepared on:

13/07/2020 08:50



6 Garrylawn Court, Frankston Vic 3199



20.0 MapTiler/© OpenStreetMap contribute



Property Type: House Land Size: 565.802 sqm approx Agent Comments

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> **Indicative Selling Price** \$564,950 Median House Price March quarter 2020: \$632,500

# **Comparable Properties**







Method: Private Sale Date: 09/06/2020 Property Type: House (Res)

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.