

# 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

6 Garrylawn Court, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$564,950

### Median sale price

Median price

\$632,500

Property Type

House

Suburb

Frankston

Period - From

01/01/2020

to

31/03/2020

Source

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.

	Address 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



**Property Type:** House

**Land Size:** 565.802 sqm approx

Agent Comments

## Comparable Properties



**34 Wynden Dr FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House

**Land Size:** 595 sqm approx



**10 Stanley St FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$550,000

**Method:** Sale

**Date:** 27/05/2020

**Property Type:** Development Site (Res)

**Land Size:** 592 sqm approx

**3 Washington Dr FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 09/06/2020

**Property Type:** House (Res)