

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

1/26 Petrie Street Frankston 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/26 Lewis Street Frankston VIC 3199	\$325,000	29-Jun-19
4/28 Lewis Street Frankston VIC 3199	\$315,000	17-Jul-19
17-27 Erskine Street Frankston VIC 3199	\$345,000	23-Jul-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: 15 October 2019



OBrien Real Estate

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4/26 Lewis Street Frankston VIC 3199

Sold Price

\$325,000

Sold Date

29-Jun-19

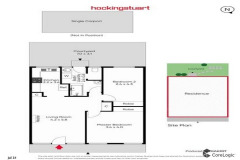
2

1

-

Distance

0.1km



4/28 Lewis Street Frankston VIC 3199

Sold Price

\$315,000

Sold Date

17-Jul-19

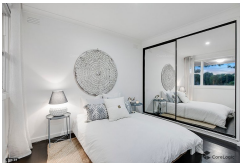
2

1

1

Distance

0.11km



17-27 Erskine Street Frankston VIC 3199

Sold Price

^{RS} **\$345,000**

Sold Date

23-Jul-19

2

1

3

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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