

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

7 Parva Avenue 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,625

Property type

House

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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 Warnoo Court Frankston South VIC 3199	\$890,000	31-Jul-20
19 Wakefield Avenue Frankston South VIC 3199	\$870,000	07-Aug-20
2B Munica Court Frankston VIC 3199	\$840,000	07-Aug-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: 11 November 2020



2 Warnoo Court Frankston South VIC 3199

 4
  1
  4

Sold Price

^{RS} **\$890,000** Sold Date **31-Jul-20**

Distance **0.24km**


19 Wakefield Avenue Frankston South VIC 3199

 4
  2
  2

Sold Price

^{RS} **\$870,000** Sold Date **07-Aug-20**

Distance **0.6km**


2B Munica Court Frankston VIC 3199

 4
  2
  2

Sold Price

^{RS} **\$840,000** Sold Date **07-Aug-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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