

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

12 Harrow Hill Court, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$850,000

Property Type House

Suburb Frankston South

Period - From 01/10/2020

to

31/12/2020

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	45 Woodside Av FRANKSTON SOUTH 3199	\$1,240,000	27/11/2020
2	55 Woodside Av FRANKSTON SOUTH 3199	\$1,240,000	27/11/2020
3	50 Bartlett St FRANKSTON SOUTH 3199	\$1,136,000	05/03/2021

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:

06/03/2021 14:25

12 Harrow Hill Court, Frankston South Vic 3199

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2020: \$850,000



Property Type: House (Previously Occupied - Detached)

Land Size: 2674 sqm approx

Agent Comments

Comparable Properties



45 Woodside Av FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 27/11/2020

Property Type: House

Land Size: 1262 sqm approx



55 Woodside Av FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 27/11/2020

Property Type: House

Land Size: 2007 sqm approx



50 Bartlett St FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$1,136,000

Method: Private Sale

Date: 05/03/2021

Property Type: House

Land Size: 1505 sqm approx

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.