

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

21 Corio Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$755,000 Property Type House Suburb Frankston

Period - From 01/01/2022 to 31/12/2022 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	84 Yuille St FRANKSTON SOUTH 3199	\$860,000	12/11/2022
2	22 Macorna St FRANKSTON 3199	\$825,000	03/12/2022
3			

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:

30/03/2023 21:21



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Property Type: House (Res)

Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending December 2022: \$755,000

Comparable Properties



84 Yuille St FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$860,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 821 sqm approx



22 Macorna St FRANKSTON 3199 (REI/VG)

Agent Comments

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  1
  1

Price: \$825,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 607 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008