

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

2/55 Screen 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

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

3/1A Leonard Street Frankston VIC 3199	\$410,000	29-Aug-19
2/20 Margate Avenue Frankston VIC 3199	\$470,000	09-Sep-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.

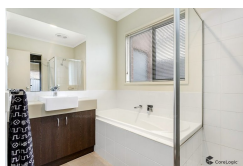
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3/1A Leonard Street Frankston VIC 3199

Sold Price

\$410,000

Sold Date

29-Aug-19

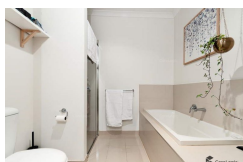
 2

 1

 1

Distance

1.05km



2/20 Margate Avenue Frankston VIC 3199

Sold Price

\$470,000

Sold Date

09-Sep-19

 2

 2

 1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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