

## 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

17 Kenilworth Avenue Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

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

9 Mena Street Frankston VIC 3199	\$660,000	07-Sep-19
129 Frankston-Flinders Road Frankston VIC 3199	\$695,000	12-Jul-19
40 Heatherhill Road Frankston VIC 3199	\$641,000	24-Jun-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: 22 October 2019



**9 Mena Street Frankston VIC 3199**

Sold Price

**\$660,000**

Sold Date

**07-Sep-19**

 3
  1
  3

Distance

**0.91km**



**129 Frankston-Flinders Road  
Frankston VIC 3199**

Sold Price

**\$695,000**

Sold Date

**12-Jul-19**

 3
  1
  6

Distance

**1.1km**



**40 Heatherhill Road Frankston VIC  
3199**

Sold Price

**\$641,000**

Sold Date

**24-Jun-19**

 3
  1
  4

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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