

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

18 Olympic 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,900

Property type

House

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Olympic Avenue Frankston VIC 3199	\$680,500	25-Jun-21
12 Zammit Court Frankston VIC 3199	\$669,000	25-Jun-21
27 Willow Road Frankston VIC 3199	\$690,000	16-Jun-21

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: 30 July 2021



CONDITIONS OF ENTRY
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.
In the current restrictions you are able to inspect sale and rental properties by private appointment.
The private appointment is limited to 10 people at one time, and there is a density quotient of 1 person per 4 sqm.

4 Olympic Avenue Frankston VIC 3199

 3  1  2

Sold Price

^{RS} **\$680,500**

Sold Date

25-Jun-21

Distance

0.13km



12 Zammit Court Frankston VIC 3199

 3  1  1

Sold Price

^{RS} **\$669,000**

Sold Date

25-Jun-21

Distance

0.87km



27 Willow Road Frankston VIC 3199

 3  1  2

Sold Price

^{RS} **\$690,000**

Sold Date

16-Jun-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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