

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 WILLOW ROAD 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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,787

Property type

House

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

74 WILLOW ROAD FRANKSTON VIC 3199	\$915,500	22-Nov-21
8 TABOR MEWS FRANKSTON VIC 3199	\$1,005,000	22-Jan-22
28 WILLOW ROAD FRANKSTON VIC 3199	\$905,000	30-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**74 WILLOW ROAD FRANKSTON
VIC 3199**

Sold Price

\$915,500

Sold Date

22-Nov-21

3 2 2

Distance

0.26km



**8 TABOR MEWS FRANKSTON VIC
3199**

Sold Price

\$1,005,000

Sold Date

22-Jan-22

4 2 2

Distance

0.21km



**28 WILLOW ROAD FRANKSTON
VIC 3199**

Sold Price

\$905,000

Sold Date

30-Nov-21

4 3 3

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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