

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

1 BROMPTON CLOSE FRANKSTON SOUTH 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

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,500

Property type

House

Suburb

Frankston South

Period-from

01 May 2021

to

30 Apr 2022

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

24 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	\$850,000	08-Feb-22
11 ARKINDALE PLACE FRANKSTON SOUTH VIC 3199	\$970,000	18-Jan-22

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: 28 May 2022



**24 CHRISTOPHER DRIVE
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$850,000** Sold Date **08-Feb-22**

Distance **0.25km**



**11 ARKINDALE PLACE FRANKSTON
SOUTH VIC 3199**

 3  2  2

Sold Price **\$970,000** Sold Date **18-Jan-22**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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