

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

3/32-34 Roberts 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 2020

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

6/19-21 Swift Street Frankston VIC 3199	\$370,000	25-Oct-20
3 Erskine Street Frankston VIC 3199	\$375,000	10-Sep-20
1/45 Dandenong Road East Frankston VIC 3199	\$368,000	16-Oct-20

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: 26 November 2020



6/19-21 Swift Street Frankston VIC 3199

Sold Price

^{RS}

\$370,000

Sold Date

25-Oct-20

 2

 1

 1

Distance

2km



3 Erskine Street Frankston VIC 3199

Sold Price

^{RS}

\$375,000

Sold Date

10-Sep-20

 2

 1

 1

Distance

2.13km



1/45 Dandenong Road East Frankston VIC 3199

Sold Price

^{RS}

\$368,000

Sold Date

16-Oct-20

 2

 1

 1

Distance

2.29km

RS = Recent sale

UN = Undisclosed Sale

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