

## 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

20 Idon Avenue Frankston South 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

\$850,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2020

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 6 Amberley Crescent Frankston South VIC 3199 | \$885,000 | 25-Aug-21 |
| 85 Yuille Street Frankston South VIC 3199    | \$860,000 | 27-Sep-21 |
| 56 Overport Road Frankston South VIC 3199    | \$915,000 | 04-May-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: 05 October 2021



**6 Amberley Crescent Frankston South VIC 3199**

3 1 3

Sold Price

RS

**\$885,000**

Sold Date

**25-Aug-21**

Distance

**0.14km**



**85 Yuille Street Frankston South VIC 3199**

3 1 2

Sold Price

RS

**\$860,000**

Sold Date

**27-Sep-21**

Distance

**0.46km**



**56 Overport Road Frankston South VIC 3199**

3 2 2

Sold Price

**\$915,000**

Sold Date

**04-May-21**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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