

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

5/25 Jolly 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

\$350,000

or range
between

&

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

2/21 Jolly Street Frankston VIC 3199	\$319,500	30-Oct-20
16/15-19 Cricklewood Avenue Frankston VIC 3199	\$337,000	20-Nov-20
3/1 Allenby Street Frankston VIC 3199	\$347,000	07-Jul-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: 25 November 2020



2/21 Jolly Street Frankston VIC 3199

2 1 2

Sold Price

^{RS} **\$319,500** Sold Date **30-Oct-20**

Distance **0.03km**



16/15-19 Cricklewood Avenue Frankston VIC 3199

2 - 1

Sold Price

^{RS} **\$337,000** Sold Date **20-Nov-20**

Distance **0.67km**



3/1 Allenby Street Frankston VIC 3199

2 1 1

Sold Price

\$347,000 Sold Date **07-Jul-20**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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