

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

4/2 Cecil 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2019

to

31 Jul 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

2/2 Cecil Street Frankston VIC 3199	\$440,000	15-Jun-20
2/68-70 Nolan Street Frankston VIC 3199	\$533,999	04-May-20
1/90 High Street Frankston VIC 3199	\$418,000	08-May-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: 10 August 2020



2/2 Cecil Street Frankston VIC 3199 Sold Price ^{RS} **\$440,000** Sold Date **15-Jun-20**

 2  1  1

Distance **0.02km**



2/68-70 Nolan Street Frankston VIC 3199 Sold Price **\$533,999** Sold Date **04-May-20**

 2  1  1

Distance **0.47km**



1/90 High Street Frankston VIC 3199 Sold Price **\$418,000** Sold Date **08-May-20**

 2  1  1

Distance **0.54km**

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

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