

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

87 Kars Street 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

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2019

to

31 Dec 2019

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

16 The Close Frankston South VIC 3199	\$900,000	01-Oct-19
4 Pratt Avenue Frankston South VIC 3199	\$760,000	21-Oct-19
5 Eton Court Frankston VIC 3199	\$650,000	25-Sep-19

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: 08 January 2020



16 The Close Frankston South VIC 3199

4 2 2

Sold Price

\$900,000

Sold Date

01-Oct-19

Distance

0.18km



4 Pratt Avenue Frankston South VIC 3199

3 2 1

Sold Price

\$760,000

Sold Date

21-Oct-19

Distance

0.33km



5 Eton Court Frankston VIC 3199

3 1 2

Sold Price

\$650,000

Sold Date

25-Sep-19

Distance

0.89km



48 Summit Road Frankston VIC 3199

4 2 2

Sold Price

\$655,000

Sold Date

03-Sep-19

Distance

0.96km



78 Williams Street Frankston VIC 3199

3 1 1

Sold Price

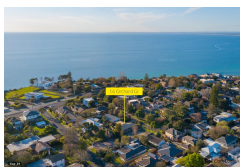
\$790,000

Sold Date

01-Oct-19

Distance

0.92km



16 Orchard Grove Frankston South VIC 3199

3 2 2

Sold Price

\$749,000

Sold Date

06-Nov-19

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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