

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

2 FLEETWOOD CRESCENT 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

\$950,000

&

\$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2021

to

30 Apr 2022

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

64 PICNIC STREET FRANKSTON SOUTH VIC 3199	\$1,075,000	12-Sep-21
1/38 GENISTA STREET FRANKSTON SOUTH VIC 3199	\$900,000	06-Sep-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: 03 May 2022



**64 PICNIC STREET FRANKSTON
SOUTH VIC 3199**

 3  2  2

Sold Price

\$1,075,000

Sold Date

12-Sep-21

Distance

0.93km



**1/38 GENISTA STREET
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price

\$900,000

Sold Date

06-Sep-21

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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