

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

6/22-24 Denbigh 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

20/54-58 Williams Street Frankston VIC 3199	\$450,000	11-Sep-19
1/61 Yuille Street Frankston VIC 3199	\$461,000	23-Nov-19
3/52 Overport Road Frankston South VIC 3199	\$428,000	30-Jan-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: 11 February 2020



20/54-58 Williams Street Frankston VIC 3199

Sold Price **\$450,000** Sold Date **11-Sep-19**

2 1 1

Distance **0.18km**



1/61 Yuille Street Frankston VIC 3199

Sold Price **\$461,000** Sold Date **23-Nov-19**

2 1 1

Distance **0.47km**



3/52 Overport Road Frankston South VIC 3199

Sold Price ^{RS} **\$428,000** Sold Date **30-Jan-20**

2 1 1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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