

## 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

7 Kensington Avenue Frankston South VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Frankston South

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 9 Charlotte Court Frankston South VIC 3199 | \$800,000 | 21-Jul-20 |
| 1 Balmoral Court Frankston South VIC 3199  | \$800,000 | 02-Jul-20 |
| 2 Abbey Court Frankston South VIC 3199     | \$875,000 | 06-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: 02 November 2020



**9 Charlotte Court Frankston South VIC 3199**

4 2 1

Sold Price

**\$800,000**

Sold Date

**21-Jul-20**

Distance

**1.62km**



**1 Balmoral Court Frankston South VIC 3199**

4 2 2

Sold Price

Sold Date

**02-Jul-20**

Distance

**0.11km**



**2 Abbey Court Frankston South VIC 3199**

4 2 -

Sold Price

**\$875,000**

Sold Date

**06-May-20**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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