

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

36 Picnic 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,125

Property type

Unit

Suburb

Frankston South

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/5 McComb Boulevard Frankston South VIC 3199	\$810,000	25-Aug-21
3/13 Baileyana Street Frankston South VIC 3199	\$765,000	01-Jul-21
2/5 Melville Avenue Frankston VIC 3199	\$760,000	13-May-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: 12 October 2021



1/5 McComb Boulevard Frankston South VIC 3199

 2  1  2

Sold Price

^{RS}

\$810,000

Sold Date

25-Aug-21

Distance

0.69km



3/13 Baileyana Street Frankston South VIC 3199

 3  2  2

Sold Price

\$765,000

Sold Date

01-Jul-21

Distance

1.67km



2/5 Melville Avenue Frankston VIC 3199

 3  2  2

Sold Price

\$760,000

Sold Date

13-May-21

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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