

## 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

3/1A Lee Street Frankston 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$461,150

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2020

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/21 Olympic Avenue Frankston VIC 3199       | \$477,000 | 25-Mar-21 |
| 1/168-170 Cranbourne Road Frankston VIC 3199 | \$500,000 | 13-Jun-21 |
| 4/61-63 Hillcrest Road Frankston VIC 3199    | \$460,000 | 09-Jun-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: 17 August 2021



**1/21 Olympic Avenue Frankston VIC 3199** Sold Price **\$477,000** Sold Date **25-Mar-21**

 2  1  1

Distance **0.2km**



**1/168-170 Cranbourne Road Frankston VIC 3199** Sold Price **\$500,000** Sold Date **13-Jun-21**

 2  1  1

Distance **0.44km**



**4/61-63 Hillcrest Road Frankston VIC 3199** Sold Price **\$460,000** Sold Date **09-Jun-21**

 2  1  1

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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