

## 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

1/82 Playne 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 3/81-83 Playne Street Frankston VIC 3199 | \$514,500 | 13-Dec-21 |
| 2/3 Dell Road Frankston VIC 3199         | \$652,000 | 30-Jun-21 |
| 3/3 Dell Road Frankston VIC 3199         | \$567,500 | 18-Dec-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: 21 February 2022



**3/81-83 Playne Street Frankston VIC 3199**

2 1 2

Sold Price

<sup>RS</sup> **\$514,500**

Sold Date

**13-Dec-21**

Distance

**0.09km**



**2/3 Dell Road Frankston VIC 3199**

2 1 1

Sold Price

**\$652,000**

Sold Date

**30-Jun-21**

Distance

**0.08km**



**3/3 Dell Road Frankston VIC 3199**

2 1 1

Sold Price

**\$567,500**

Sold Date

**18-Dec-20**

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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