

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

8B BERBERIS CRESCENT 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2021

to

31 Aug 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 KARINGAL DRIVE FRANKSTON VIC 3199	\$595,000	09-Jul-22
51/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$590,000	22-Apr-22
1/6 KANDY COURT FRANKSTON VIC 3199	\$625,000	06-Apr-22

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: 08 September 2022



**3 KARINGAL DRIVE FRANKSTON
VIC 3199**

 3  1  2

Sold Price

^{RS}

\$595,000

Sold Date

09-Jul-22

Distance

0.4km



**51/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 3  1  2

Sold Price

\$590,000

Sold Date

22-Apr-22

Distance

0.43km



**1/6 KANDY COURT FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$625,000

Sold Date

06-Apr-22

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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