

## 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

3/29 Fairway 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

\$285,000

&

\$312,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2019

to

30 Nov 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

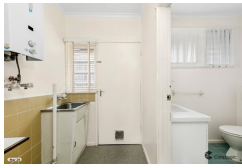
Date of sale

5/19-21 Fairway Street Frankston VIC 3199	\$300,000	30-Apr-20
10/15-19 Cricklewood Avenue Frankston VIC 3199	\$305,000	03-Jul-20
5/25-29 Wave Street Frankston VIC 3199	\$325,000	07-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: 23 December 2020



**5/19-21 Fairway Street Frankston VIC 3199**

 2  1  1

Sold Price

**\$300,000**

Sold Date **30-Apr-20**

Distance

**0.1km**



**10/15-19 Cricklewood Avenue Frankston VIC 3199**

 2  1  1

Sold Price

**\$305,000**

Sold Date **03-Jul-20**

Distance

**0.33km**



**5/25-29 Wave Street Frankston VIC 3199**

 2  1  1

Sold Price

**\$325,000**

Sold Date **07-May-20**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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