

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

6/6 Nursery Avenue, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$440,000 Property Type Unit Suburb Frankston

Period - From 10/05/2020 to 09/05/2021 Source REIV

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 six 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	2/2 Omaroo La FRANKSTON 3199	\$461,000	16/04/2021
2	1/29 Frank St FRANKSTON 3199	\$438,000	31/03/2021
3	3/6 Nursery Av FRANKSTON 3199	\$427,300	08/12/2020

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 six months.~~

This Statement of Information was prepared on:

10/05/2021 12:35



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



2/2 Omaroo La FRANKSTON 3199 (REI)

Agent Comments



Price: \$461,000

Method: Private Sale

Date: 16/04/2021

Property Type: Unit



1/29 Frank St FRANKSTON 3199 (VG)

Agent Comments



Price: \$438,000

Method: Sale

Date: 31/03/2021

Property Type: Flat/Unit/Apartment (Res)

3/6 Nursery Av FRANKSTON 3199 (VG)

Agent Comments



Price: \$427,300

Method: Sale

Date: 08/12/2020

Property Type: Flat/Unit/Apartment (Res)