

## 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

25 Sheridan Avenue 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

\$799,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2019

to

31 Dec 2019

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

139 Kananook Avenue Seaford VIC 3198	\$735,000	17-Sep-19
78 Williams Street Frankston VIC 3199	\$790,000	01-Oct-19

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: 03 January 2020



**139 Kananook Avenue Seaford VIC 3198**

Sold Price

**\$735,000**

Sold Date

**17-Sep-19**

 3  1  2

Distance

**1.23km**



**78 Williams Street Frankston VIC 3199**

Sold Price

**\$790,000**

Sold Date

**01-Oct-19**

 3  1  1

Distance

**1.89km**

78 Williams Street, Frankston

RS = Recent sale

UN = Undisclosed Sale

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