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 (*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	Prope	erty type		House	Suburb	Frankston
Period-from	01 Jan 2019	to	31 Dec 2	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



consumer.vic.gov.au

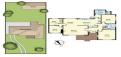
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	139 Kananook Avenue Seaford VIC 3198		Sold Price	\$735,000	Sold Date	17-Sep-19	
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78 Williams Street Frankston VIC 3199			Sold Price	\$790,000	Sold Date	01-Oct-19
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78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

RS = Recent sale UN = Undisclosed Sale

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