

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

1 Charlton Place 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

\$910,000

&

\$1,001,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

2 Charlton Place Frankston VIC 3199	\$1,020,000	20-Jan-21
41 Kars Street Frankston VIC 3199	\$1,000,000	08-May-21
13 Bayview Road Frankston VIC 3199	\$1,030,000	29-May-21

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: 24 September 2021



2 Charlton Place Frankston VIC 3199

4 2 2

Sold Price

\$1,020,000

Sold Date

20-Jan-21

Distance

0.03km



41 Kars Street Frankston VIC 3199

3 1 2

Sold Price

\$1,000,000

Sold Date

08-May-21

Distance

0.31km



13 Bayview Road Frankston VIC 3199

1 1 2

Sold Price

\$1,030,000

Sold Date

29-May-21

Distance

0.39km



105B Kars Street Frankston South VIC 3199

4 2 1

Sold Price

\$1,050,000

Sold Date

18-Apr-21

Distance

0.85km



31 Hoadley Avenue Frankston South VIC 3199

3 1 -

Sold Price

\$1,075,000

Sold Date

07-Apr-21

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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