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	5 Tulum Court 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	$630,000	&	$690,000

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
11 Minton Drive Frankston VIC 3199	$698,000	22-Nov-19
5 James Street Frankston VIC 3199	$620,000	17-Aug-19
2 Colin Avenue Frankston VIC 3199	$675,188	15-Jul-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.~~

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11 Minton Drive Frankston VIC 3199 Sold Price RS **$698,000** Sold Date **22-Nov-19**

4 2 2 Distance **0.56km**

Notes from your agent

Fully renovated, offered extra bedroom, extra bathroom & a very impressive Alfresco area complete with outdoor kitchen.



5 James Street Frankston VIC 3199 Sold Price RS **$620,000** Sold Date **17-Aug-19**

3 1 1 Distance **0.61km**



2 Colin Avenue Frankston VIC 3199 Sold Price **$675,188** Sold Date **15-Jul-19**

4 3 2 Distance **0.68km**

Notes from your agent

Offered extra bedroom, 3 bathrooms & an in-ground swimming pool.

RS = Recent sale **UN** = Undisclosed Sale

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