

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

1/68-70 Roberts Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 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

3/1 Hillcrest Road Frankston VIC 3199	\$495,500	04-Sep-18
4/104 Hillcrest Road Frankston VIC 3199	\$470,000	22-Feb-19
3/124 Cranbourne Road Frankston VIC 3199	\$455,000	11-May-18

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: 28 October 2019


3/1 Hillcrest Road Frankston VIC 3199

Sold Price

\$495,500

Sold Date

04-Sep-18
 2  1  1

Distance

0.56km

4/104 Hillcrest Road Frankston VIC 3199

Sold Price

\$470,000

Sold Date

22-Feb-19
 2  1  1

Distance

0.68km

3/124 Cranbourne Road Frankston VIC 3199

Sold Price

\$455,000

Sold Date

11-May-18
 2  1  1

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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