

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

10/8-10 Joy 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 2020

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

4/2 Cecil Street Frankston VIC 3199	\$440,000	07-Sep-20
3/32-34 Roberts Street Frankston VIC 3199	\$400,000	21-Jan-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.

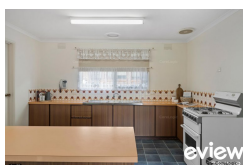
This Statement of Information was prepared on: 27 January 2021



4/2 Cecil Street Frankston VIC 3199 Sold Price **\$440,000** Sold Date **07-Sep-20**

2 1 1

Distance **1.26km**



3/32-34 Roberts Street Frankston VIC 3199 Sold Price ^{RS} **\$400,000** Sold Date **21-Jan-21**

2 1 1

Distance **1.41km**

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

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