

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Elderberry Place Frankston South 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

*House

X

*Unit

Suburb

Frankston South

Period-from

01 Mar 2018

to

28 Feb 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 six 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

8 Sanders Road Frankston South VIC 3199	\$832,000	27-Jan-19
31 Manor Drive Frankston South VIC 3199	\$835,000	08-Feb-19
2 Merlot Court Frankston South VIC 3199	\$900,000	04-Feb-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 six months.~~

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8 Sanders Road Frankston South VIC 3199

Sold Price

\$832,000

Sold Date

27-Jan-19
 4  2  2

Distance

1.98km

31 Manor Drive Frankston South VIC 3199

Sold Price

^{RS} **\$835,000**

Sold Date

08-Feb-19
 4  2  2

Distance

0.57km

2 Merlot Court Frankston South VIC 3199

Sold Price

^{RS} **\$900,000**

Sold Date

04-Feb-19
 4  2  2

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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