

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

5/6 Nolan 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

12/6 Nolan Street Frankston VIC 3199	\$320,000	30-Jul-19
4/12 Muir Street Frankston VIC 3199	\$349,000	19-Aug-19
203/38 Playne Street Frankston VIC 3199	\$318,000	29-Apr-20

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: 16 November 2020



12/6 Nolan Street Frankston VIC 3199

Sold Price

\$320,000

Sold Date

30-Jul-19



1



1



1

Distance

0.03km



4/12 Muir Street Frankston VIC 3199

Sold Price

\$349,000

Sold Date

19-Aug-19



1



1



1

Distance

0.25km



203/38 Playne Street Frankston VIC 3199

Sold Price

\$318,000

Sold Date

29-Apr-20



1



1



1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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