

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

6/19-21 Swift 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

\$365,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

24/105 McMahons Road Frankston VIC 3199	\$410,000	06-May-19
3/27 Cricklewood Avenue Frankston VIC 3199	\$405,000	20-Sep-19
6/7-9 Rodney Court Frankston VIC 3199	\$381,000	19-Dec-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.~~

This Statement of Information was prepared on: 19 October 2020



24/105 McMahons Road Frankston VIC 3199

Sold Price

\$410,000

Sold Date

06-May-19

2

1

1

Distance

0.13km



3/27 Cricklewood Avenue Frankston VIC 3199

Sold Price

\$405,000

Sold Date

20-Sep-19

2

1

1

Distance

0.32km



6/7-9 Rodney Court Frankston VIC 3199

Sold Price

\$381,000

Sold Date

19-Dec-19

2

1

1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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