

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

1/321 Frankston-Dandenong Road Frankston North VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

House

Suburb

Frankston North

Period-from

01 Feb 2019

to

31 Jan 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

52A Pine Street Frankston North VIC 3200	\$460,000	12-Nov-19
1/46 Hadley Street Seaford VIC 3198	\$510,000	02-Jul-19
2/8 Hood Street Frankston VIC 3199	\$449,000	02-Oct-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: 25 February 2020



**52A Pine Street Frankston North
VIC 3200**

3 1 2

Sold Price

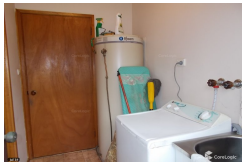
\$460,000

Sold Date

12-Nov-19

Distance

0.45km



**1/46 Hadley Street Seaford VIC
3198**

3 1 1

Sold Price

\$510,000

Sold Date

02-Jul-19

Distance

0.54km



**2/8 Hood Street Frankston VIC
3199**

2 1 1

Sold Price

\$449,000

Sold Date

02-Oct-19

Distance

1.37km



**9/30 Gairloch Drive Frankston VIC
3199**

2 1 1

Sold Price

\$453,000

Sold Date

14-Nov-19

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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