

## 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

25 Coral Street Frankston VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2019

to

30 Nov 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 Kashmir Crescent Frankston VIC 3199	\$588,000	18-Nov-20
9A McAlister Street Frankston VIC 3199	\$528,500	06-Aug-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: 08 December 2020



**12 Kashmir Crescent Frankston VIC 3199**

Sold Price

<sup>RS</sup>

**\$588,000**

Sold Date

**18-Nov-20**

 3

 1

 1

Distance

**0.21km**



**9A McAlister Street Frankston VIC 3199**

Sold Price

**\$528,500**

Sold Date

**06-Aug-20**

 3

 2

 1

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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