

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

7 Kim Close 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2020

to

28 Feb 2021

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

7 Kia Rise Frankston South VIC 3199	\$965,000	18-Dec-20
4 Woolston Drive Frankston South VIC 3199	\$998,500	04-Mar-21
24 The Crest Frankston South VIC 3199	\$970,000	01-Dec-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: 15 March 2021

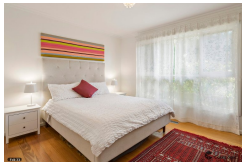


7 Kia Rise Frankston South VIC 3199

 4  3  2

Sold Price **\$965,000** Sold Date **18-Dec-20**

Distance **1.23km**



4 Woolston Drive Frankston South VIC 3199

 4  2  2

Sold Price ^{RS} **\$998,500** Sold Date **04-Mar-21**

Distance **1.66km**



24 The Crest Frankston South VIC 3199

 4  2  2

Sold Price **\$970,000** Sold Date **01-Dec-20**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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