

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

4 Keast Street 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

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

5 Idon Avenue Frankston South VIC 3199	\$840,000	18-Oct-19
22 Hoadley Avenue Frankston South VIC 3199	\$745,000	14-Oct-19
5 Helen Street Frankston VIC 3199	\$820,000	05-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: 10 February 2020



5 Idon Avenue Frankston South VIC 3199 Sold Price **\$840,000** Sold Date **18-Oct-19**

 4  2  2

Distance **0.9km**



22 Hoadley Avenue Frankston South VIC 3199 Sold Price **\$745,000** Sold Date **14-Oct-19**

 3  1  1

Distance **0.55km**



5 Helen Street Frankston VIC 3199 Sold Price **\$820,000** Sold Date **05-Oct-19**

 3  1  1

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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