

## 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

15 Pembroke Avenue 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

\$710,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 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

3 Plover Close Frankston VIC 3199	\$795,000	22-Aug-21
8 Weigela Court Frankston VIC 3199	\$735,000	21-Jun-21
20 Taketa Crescent Frankston VIC 3199	\$800,000	15-Oct-21

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: 18 October 2021


**3 Plover Close Frankston VIC 3199**

Sold Price

**\$795,000**

Sold Date

**22-Aug-21**
 4
  2
  2

Distance

**0.18km**

**8 Weigela Court Frankston VIC 3199**

Sold Price

**\$735,000**

Sold Date

**21-Jun-21**
 4
  1
  3

Distance

**0.19km**

**20 Taketa Crescent Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$800,000** <sup>UN</sup>

Sold Date

**15-Oct-21**
 4
  2
  5

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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