

## 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

21 Blair Avenue Frankston South 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

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 19 The Close Frankston South VIC 3199    | \$790,000 | 20-Sep-18 |
| 1 Blair Avenue Frankston South VIC 3199  | \$855,000 | 20-Oct-18 |
| 32 Marama Drive Frankston South VIC 3199 | \$796,500 | 01-Jun-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: 29 October 2019



**19 The Close Frankston South VIC 3199**

Sold Price

**\$790,000**

Sold Date

**20-Sep-18**

 3

 1

 2

Distance

**0.1km**



**1 Blair Avenue Frankston South VIC 3199**

Sold Price

**\$855,000**

Sold Date

**20-Oct-18**

 3

 2

 2

Distance

**0.16km**



**32 Marama Drive Frankston South VIC 3199**

Sold Price

**\$796,500**

Sold Date

**01-Jun-19**

 3

 2

 2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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