

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

9 Beaumont Crescent Frankston 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Frankston

Period-from

01 May 2020

to

30 Apr 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

9 Hayden Avenue Frankston VIC 3199	\$687,150	09-Mar-21
16 Washington Drive Frankston VIC 3199	\$675,000	27-Apr-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: 13 May 2021



9 Hayden Avenue Frankston VIC 3199

Sold Price

^{RS} **\$687,150** Sold Date **09-Mar-21**

 3  2  1

Distance **0.35km**



16 Washington Drive Frankston VIC 3199

Sold Price

^{RS} **\$675,000** Sold Date **27-Apr-21**

 3  2  2

Distance **0.44km**

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

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