# 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 Meerlu Avenue 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	or range between	\$560,000	&	\$610,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$595,000	Prope	erty type House		Suburb	Frankston	
Period-from	01 Jul 2019	to	30 Jun 2	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	
15 Meerlu Avenue Frankston VIC 3199	\$515,000	03-Jun-20	
34 Wynden Drive Frankston VIC 3199	\$570,000	18-May-20	
4 Birch Grove Frankston VIC 3199	\$605,000	26-Jun-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.

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consumer.vic.gov.au



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<sup>RS</sup>\$515,000 Sold Date 03-Jun-20

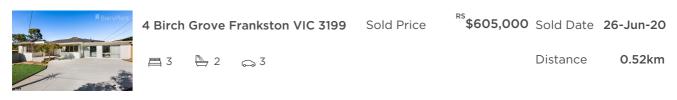
Distance

0.1km

15 Meerlu Avenue Frankston VIC 3199 ☐ 3	Sold Price
34 Wynden Drive Frankston VIC 3199	Sold Price

m

Wynden Driv	e Frankston VIC	Sold Price	<sup>RS</sup> \$570,000	Sold Date	18-May-20
3 👆 1	<sub>⇔</sub> 3			Distance	0.31km



RS = Recent sale UN = Undisclosed Sale

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