

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

1/9 Petrie Street 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 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

3 Erskine Street Frankston VIC 3199	\$375,000	07-Aug-20
6/19-21 Swift Street Frankston VIC 3199	\$370,000	25-Oct-20
3/1 Ashleigh Avenue Frankston VIC 3199	\$340,000	19-Sep-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.~~

This Statement of Information was prepared on: 15 January 2021

	3 Erskine Street Frankston VIC 3199 Sold Price	\$375,000 Sold Date 07-Aug-20
	 2  1  1	Distance 0.23km
	6/19-21 Swift Street Frankston VIC 3199 Sold Price	^{RS} \$370,000 Sold Date 25-Oct-20
	 2  1  1	Distance 0.64km
	3/1 Ashleigh Avenue Frankston VIC 3199 Sold Price	\$340,000 Sold Date 19-Sep-20
	 2  1  1	Distance 1.39km

RS = Recent sale

UN = Undisclosed Sale

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