

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

1/13 Gairloch Drive 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

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

1/169 Beach Street Frankston VIC 3199	\$635,000	19-Dec-20
12B Catherine Parade Frankston VIC 3199	\$665,000	20-Oct-20
1/83 McMahons Road Frankston VIC 3199	\$680,100	03-Aug-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: 21 January 2021



1/169 Beach Street Frankston VIC 3199

Sold Price

RS

\$635,000

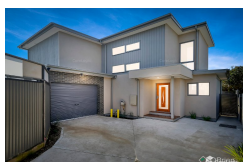
Sold Date

19-Dec-20

2 2 1

Distance

1.46km



12B Catherine Parade Frankston VIC 3199

Sold Price

\$665,000

Sold Date

20-Oct-20

3 2 1

Distance

1.37km



1/83 McMahons Road Frankston VIC 3199

Sold Price

\$680,100

Sold Date

03-Aug-20

4 - -

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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