

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

1/6 KANDY COURT 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$605,000	19-Feb-22
11/104 HILLCREST ROAD FRANKSTON VIC 3199	\$581,000	15-Dec-21
60/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$603,000	25-Oct-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: 09 March 2022



**3/10-12 MARINA AVENUE
FRANKSTON VIC 3199**

3 1 2

Sold Price

^{RS}

\$605,000

Sold Date

19-Feb-22

Distance

0.1km



**11/104 HILLCREST ROAD
FRANKSTON VIC 3199**

3 1 2

Sold Price

\$581,000

Sold Date

15-Dec-21

Distance

0.14km



**60/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

3 1 2

Sold Price

\$603,000

Sold Date

25-Oct-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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