

## 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

6 Benong Place Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

4 Meerlu Avenue Frankston VIC 3199	\$595,000	03-Aug-20
53 Wangarra Road Frankston VIC 3199	\$550,000	01-Jul-20
2 Wakool Close Frankston VIC 3199	\$600,000	16-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.~~

This Statement of Information was prepared on: 09 October 2020



**4 Meerlu Avenue Frankston VIC 3199**

 3  1  2

Sold Price

**\$595,000**

Sold Date **03-Aug-20**

Distance

**0.8km**



**53 Wangarra Road Frankston VIC 3199**

 3  1  1

Sold Price

**\$550,000**

Sold Date **01-Jul-20**

Distance

**1.28km**



**2 Wakool Close Frankston VIC 3199**

 3  1  2

Sold Price

**\$600,000**

Sold Date **16-Jun-20**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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