

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

2 Hamilton Grove Frankston South 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Other

Suburb

Frankston South

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

11 Overport Road Frankston South VIC 3199	\$693,000	16-Jun-20
27 Stradbroke Avenue Frankston South VIC 3199	\$665,000	23-Jul-20
70A Fleetwood Crescent Frankston South VIC 3199	\$740,000	30-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: 06 October 2020



11 Overport Road Frankston South VIC 3199

Sold Price

\$693,000

Sold Date

16-Jun-20

3 2 2

Distance

0.24km



27 Stradbroke Avenue Frankston South VIC 3199

Sold Price

\$665,000

Sold Date

23-Jul-20

3 1 1

Distance

0.36km



70A Fleetwood Crescent Frankston South VIC 3199

Sold Price

^{RS} **\$740,000**

Sold Date

30-Jun-20

3 1 2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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