

## 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

1/101 Foot Street Frankston South 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

\$520,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/5 Diosma Court Frankston South VIC 3199	\$525,000	27-Oct-20
1/3 Albany Place Frankston South VIC 3199	\$530,000	04-Jan-21
6/49B Culcairn Drive Frankston South VIC 3199	\$555,000	19-Dec-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: 16 March 2021



### 3/5 Diosma Court Frankston South VIC 3199

 3
  2
  2

Sold Price

**\$525,000**

Sold Date

**27-Oct-20**

Distance

**0.33km**


### 1/3 Albany Place Frankston South VIC 3199

 3
  1
  1

Sold Price

**\$530,000**

Sold Date

**04-Jan-21**

Distance

**0.5km**


### 6/49B Culcairn Drive Frankston South VIC 3199

 2
  2
  1

Sold Price

**\$555,000**

Sold Date

**19-Dec-20**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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