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

96 Casuarina Drive 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	\$690,000	&	\$750,000
Single Price	between	φο υ ,000	α	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$810,000	Prop	erty type House		Suburb	Frankston South	
Period-from	01 Jan 2019	to	31 Dec 2	2019	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.

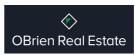
Address of comparable property	Price	Date of sale
62 Casuarina Drive Frankston South VIC 3199	\$730,000	10-Sep-19
8 Mount Erin Crescent Frankston South VIC 3199	\$750,000	22-Oct-19
32 Shearer Court Frankston South VIC 3199	\$745,000	21-Nov-19

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: 22 January 2020





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62 Casuarina Drive Frankston South Sold Price VIC 3199

\$730,000 Sold Date 10-Sep-19

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0.25km Distance



8 Mount Erin Crescent Frankston South VIC 3199

\$ 2

Sold Price

\$750,000 Sold Date 22-Oct-19

Distance 0.56km



32 Shearer Court Frankston South VIC 3199

Sold Price

\$745,000 Sold Date **21-Nov-19**

= 4

⇔ 2

₩ 3

Distance 0.69km

RS = Recent sale

UN = Undisclosed Sale

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