

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

3/23 Picnic Street 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2019

to

30 Jun 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

2/14B Brighton Street Frankston South VIC 3199	\$730,000	28-Feb-20
70A Fleetwood Crescent Frankston South VIC 3199	\$740,000	30-Jun-20
2/23 The Close Frankston South VIC 3199	\$662,500	18-Feb-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: 15 July 2020

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2/14B Brighton Street Frankston South VIC 3199

3 2 2

Sold Price **\$730,000** Sold Date **28-Feb-20**

Distance **0.22km**



70A Fleetwood Crescent Frankston South VIC 3199

3 1 2

Sold Price ^{RS} **\$740,000** Sold Date **30-Jun-20**

Distance **0.46km**



2/23 The Close Frankston South VIC 3199

3 2 2

Sold Price **\$662,500** Sold Date **18-Feb-20**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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