

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

1/67 Wangarra Road Frankston 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 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

1/25 Kareela Road Frankston VIC 3199	\$645,000	13-Jul-21
2/6 Forsyth Street Frankston VIC 3199	\$665,000	28-Sep-21
2/8 Kenilworth Avenue Frankston VIC 3199	\$678,000	11-Oct-21

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: 08 November 2021



1/25 Kareela Road Frankston VIC 3199

3 - -

Sold Price

\$645,000

Sold Date

13-Jul-21

Distance

0.47km



2/6 Forsyth Street Frankston VIC 3199

3 2 1

Sold Price

^{RS} **\$665,000**

Sold Date

28-Sep-21

Distance

0.7km



2/8 Kenilworth Avenue Frankston VIC 3199

2 2 1

Sold Price

^{RS} **\$678,000** ^{UN}

Sold Date

11-Oct-21

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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