

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

3/6 Melva Court 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

6/9 Reid Street Frankston VIC 3199	\$310,000	27-Jun-19
4/28 Lewis Street Frankston VIC 3199	\$315,000	17-Jul-19
2/19-21 Reservoir Road Frankston VIC 3199	\$330,000	28-Jun-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: 06 November 2019



6/9 Reid Street Frankston VIC 3199 Sold Price **\$310,000** Sold Date **27-Jun-19**

 2  1  1

Distance **0.51km**



4/28 Lewis Street Frankston VIC 3199 Sold Price ^{RS} **\$315,000** Sold Date **17-Jul-19**

 2  1  1

Distance **1.98km**



2/19-21 Reservoir Road Frankston VIC 3199 Sold Price **\$330,000** Sold Date **28-Jun-19**

 2  1  1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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