

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

3/37 Lardner 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 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

7/55 Screen Street Frankston VIC 3199	\$600,000	22-Oct-19
3/13 Foot Street Frankston VIC 3199	\$655,000	17-Oct-19
3/70 Williams Street Frankston VIC 3199	\$651,000	15-Dec-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: 11 February 2020



7/55 Screen Street Frankston VIC 3199

Sold Price

\$600,000

Sold Date

22-Oct-19

4 2 2

Distance

0.36km



3/13 Foot Street Frankston VIC 3199

Sold Price

\$655,000

Sold Date

17-Oct-19

2 2 2

Distance

0.45km



3/70 Williams Street Frankston VIC 3199

Sold Price

\$651,000

Sold Date

15-Dec-19

3 2 1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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