

# 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

131 Karingal Drive, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$710,000

Property Type House

Suburb Frankston

Period - From 01/04/2021

to

30/06/2021

Source REIV

### 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 six 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	169 Karingal Dr FRANKSTON 3199	\$683,000	28/07/2021
2	180 Karingal Dr FRANKSTON 3199	\$680,000	11/06/2021
3	59 Karingal Dr FRANKSTON 3199	\$680,000	26/06/2021

**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 six months.~~

This Statement of Information was prepared on:

04/09/2021 12:24

131 Karingal Drive, Frankston Vic 3199

JAMES CROWDER  
COMMUNITY REAL ESTATE



3 1 2

**Property Type:** House  
**Land Size:** 605 sqm approx  
**Agent Comments**

Ben Crowder  
(03) 9708 8667  
0407 557 758  
ben@communityrealestate.com.au

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median House Price**  
June quarter 2021: \$710,000

## Comparable Properties



169 Karingal Dr FRANKSTON 3199 (REI)

**Agent Comments**

3 1 4

**Price:** \$683,000  
**Method:** Private Sale  
**Date:** 28/07/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



180 Karingal Dr FRANKSTON 3199 (REI/VG)

**Agent Comments**

3 2 4

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 11/06/2021  
**Property Type:** House  
**Land Size:** 569 sqm approx



59 Karingal Dr FRANKSTON 3199 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx

**Account** - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.