

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

4/48-50 High Street 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

2/68-70 Nolan Street Frankston VIC 3199	\$533,999	04-May-20
3/14 Nolan Street Frankston VIC 3199	\$517,000	09-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: 20 November 2020



**2/68-70 Nolan Street Frankston
VIC 3199**

 2  1  1

Sold Price **\$533,999** Sold Date **04-May-20**

Distance **0.25km**



**3/14 Nolan Street Frankston VIC
3199**

 2  1  1

Sold Price **\$517,000** Sold Date **09-Dec-19**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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