

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

3/3 Balcombe 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

\$345,000

&

\$365,000

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

11/9 Reid Street Frankston VIC 3199	\$350,000	28-Jun-19
4/14-22 Mount View Court Frankston VIC 3199	\$345,000	22-May-19
3/38 Cranbourne Road Frankston VIC 3199	\$340,000	19-Aug-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: 13 November 2019



11/9 Reid Street Frankston VIC 3199 Sold Price **\$350,000** Sold Date **28-Jun-19**

2 1 1

Distance **0.04km**



4/14-22 Mount View Court Frankston VIC 3199

Sold Price **\$345,000** Sold Date **22-May-19**

2 1 1

Distance **0.14km**



3/38 Cranbourne Road Frankston VIC 3199

Sold Price **\$340,000** Sold Date **19-Aug-19**

2 1 1

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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