

## 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

29 Santa Barbara 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Frankston

Period-from

01 May 2019

to

30 Apr 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

4 Beaumont Crescent Frankston VIC 3199	\$641,000	14-Dec-19
70 Skye Road Frankston VIC 3199	\$611,500	21-Mar-20
38 McAlister Street Frankston VIC 3199	\$610,000	11-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.~~

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Janssen Heung  
P 03 9978 7872  
M 0411 659 290  
E janssen.xiang@fnkew.com.au



**4 Beaumont Crescent Frankston VIC 3199**

 3  2  2

Sold Price **\$641,000** Sold Date **14-Dec-19**

Distance **0.58km**



**70 Skye Road Frankston VIC 3199**

 3  2  2

Sold Price <sup>RS</sup> **\$611,500** Sold Date **21-Mar-20**

Distance **1.63km**



**38 McAlister Street Frankston VIC 3199**

 5  2  1

Sold Price **\$610,000** Sold Date **11-Dec-19**

Distance **1.8km**

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

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