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 (*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	Prope	rty type House		Suburb	Frankston	
Period-from	01 May 2019	to	30 Apr 2	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.

This Statement of Information was prepared on: 12 May 2020



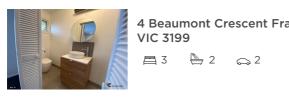
consumer.vic.gov.au



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	4 Beaumont Crescent Frankston VIC 3199	Sold Price	\$641,000 Sold Date	14-Dec-19
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CoreLopk				
	70 Skye Road Frankston VIC 3199	Sold Price	\$611,500 Sold Date	21-Mar-20



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38 McAlister Street Frankston VIC 3199			Sold Price	\$610,000	Sold Date	11-Dec-19
➡ 5	2	⇔ 1			Distance	1.8km

RS = Recent sale UN = Undisclosed Sale

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