

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

4/115 Willow Road 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2020

to

30 Apr 2021

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

9/113 Willow Road Frankston VIC 3199	\$445,100	21-Dec-20
2/13 Kalmia Street Frankston VIC 3199	\$461,300	12-Dec-20
5/31 Brooklyn Avenue Frankston VIC 3199	\$450,000	10-Feb-21

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: 11 May 2021



9/113 Willow Road Frankston VIC 3199

Sold Price

\$445,100

Sold Date

21-Dec-20

2

1

1

Distance

0.06km



2/13 Kalmia Street Frankston VIC 3199

Sold Price

\$461,300

Sold Date

12-Dec-20

2

1

1

Distance

1.55km



5/31 Brooklyn Avenue Frankston VIC 3199

Sold Price

\$450,000

Sold Date

10-Feb-21

2

1

1

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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