

## 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

252 Skye Road 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

\$570,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2020

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 Karingal Drive Frankston VIC 3199 | \$620,500 | 27-Mar-21 |
| 204 Skye Road Frankston VIC 3199     | \$600,000 | 24-Apr-21 |
| 19 Karingal Drive Frankston VIC 3199 | \$595,000 | 20-Jul-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: 29 August 2021


**18 Karingal Drive Frankston VIC 3199**

 Sold Price **\$620,500** Sold Date **27-Mar-21**

3 1 1

 Distance **0.38km**

**204 Skye Road Frankston VIC 3199**

 Sold Price **\$600,000** Sold Date **24-Apr-21**

3 1 1

 Distance **0.58km**

**19 Karingal Drive Frankston VIC 3199**

 Sold Price <sup>RS</sup> **\$595,000** <sup>UN</sup> Sold Date **20-Jul-21**

3 1 1

 Distance **0.38km**

**4 Lingi Court Frankston VIC 3199**

 Sold Price **\$635,000** Sold Date **06-May-21**

3 1 2

 Distance **0.4km**

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

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