

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

6/10-12 Denbigh 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

\$465,000

&

\$510,000

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

3/4 Denbigh Street Frankston VIC 3199	\$593,970	25-Feb-21
3/21-25 Denbigh Street Frankston VIC 3199	\$470,000	10-Mar-21
1/68-70 Nolan Street Frankston VIC 3199	\$520,000	16-Nov-20

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: 27 May 2021



3/4 Denbigh Street Frankston VIC 3199

Sold Price

\$593,970

Sold Date

25-Feb-21

2

1

1

Distance

0.05km



3/21-25 Denbigh Street Frankston VIC 3199

Sold Price

\$470,000

Sold Date

10-Mar-21

2

1

2

Distance

0.19km



1/68-70 Nolan Street Frankston VIC 3199

Sold Price

\$520,000

Sold Date

16-Nov-20

2

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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