

## 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

16 Arabil Street 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2019

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 Logan Street Frankston VIC 3199   | \$520,000 | 08-Jul-20 |
| 53 Wangarra Road Frankston VIC 3199 | \$550,000 | 01-Jul-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: 23 September 2020


**5 Logan Street Frankston VIC 3199**

Sold Price

**\$520,000**

Sold Date

**08-Jul-20**
 3

 1

 1

Distance

**0.24km**

**53 Wangarra Road Frankston VIC 3199**

Sold Price

**\$550,000**

Sold Date

**01-Jul-20**
 3

 1

 1

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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