

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

2/39 Highview 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

3/18 Hill Street Frankston VIC 3199	\$440,000	21-Apr-20
8/5 Reservoir Road Frankston VIC 3199	\$445,000	18-May-20
6/11 Kenilworth Avenue Frankston VIC 3199	\$475,000	05-Aug-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: 19 October 2020



3/18 Hill Street Frankston VIC 3199 Sold Price **\$440,000** Sold Date **21-Apr-20**

 2  1  2

Distance **0.94km**



8/5 Reservoir Road Frankston VIC 3199 Sold Price **\$445,000** Sold Date **18-May-20**

 2  1  1

Distance **1.22km**



6/11 Kenilworth Avenue Frankston VIC 3199 Sold Price **\$475,000** Sold Date **05-Aug-20**

 2  2  1

Distance **0.49km**

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

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