

## 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

20 Cambridge 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1 Reid Street Frankston VIC 3199      | \$550,000 | 31-May-19 |
| 3/7 Reid Street Frankston VIC 3199    | -         | 01-May-19 |
| 5 Mount View Court Frankston VIC 3199 | \$480,000 | 24-Oct-19 |

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: 30 October 2019



**1 Reid Street Frankston VIC 3199**

Sold Price

**\$550,000**

Sold Date

**31-May-19**

2

1

-

Distance

**0.19km**



**3/7 Reid Street Frankston VIC 3199**

Sold Price

- Sold Date

**01-May-19**

2

1

1

Distance

**0.19km**



**5 Mount View Court Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**24-Oct-19**

2

1

1

Distance

**0.28km**



**2/17 Verner Avenue Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$491,000**

Sold Date

**25-Oct-19**

2

1

1

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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