

## 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

36 Taketa Crescent 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

\$568,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2018

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 16 Faygate Court Frankston VIC 3199   | \$570,000 | 29-Jun-19 |
| 4 Narambi Crescent Frankston VIC 3199 | \$565,000 | 01-May-19 |
| 54 Leawarra Parade Frankston VIC 3199 | \$530,000 | 31-Aug-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: 20 September 2019



**16 Faygate Court Frankston VIC 3199**

 3  2  2

Sold Price

**\$570,000**

Sold Date

**29-Jun-19**

Distance

**0.73km**



**4 Narambi Crescent Frankston VIC 3199**

 3  2  2

Sold Price

**\$565,000**

Sold Date

**01-May-19**

Distance

**1.54km**



**54 Leawarra Parade Frankston VIC 3199**

 4  2  2

Sold Price

**\$530,000**

Sold Date

**31-Aug-19**

Distance

**1.68km**

RS = Recent sale

UN = Undisclosed Sale

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