

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

1/19 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

2/57 Bayview Road Frankston VIC 3199	\$705,000	28-Aug-20
11 Overport Road Frankston South VIC 3199	\$693,000	16-Jun-20
17A Bayview Road Frankston VIC 3199	\$658,000	03-May-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: 05 October 2020



2/57 Bayview Road Frankston VIC 3199

Sold Price

^{RS} **\$705,000** Sold Date **28-Aug-20**

 3  2  2

Distance **0.89km**



11 Overport Road Frankston South VIC 3199

Sold Price

\$693,000 Sold Date **16-Jun-20**

 3  2  2

Distance **0.88km**



17A Bayview Road Frankston VIC 3199

Sold Price

\$658,000 Sold Date **03-May-20**

 3  2  2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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