

## 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 PICNIC STREET FRANKSTON SOUTH 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 40 PICNIC STREET FRANKSTON SOUTH VIC 3199     | \$755,000 | 03-Jul-22 |
| 2/5 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199 | \$738,000 | 05-Nov-22 |
| 2/62 WILLIAMS STREET FRANKSTON VIC 3199       | \$715,000 | 22-Oct-22 |

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 November 2022



**40 PICNIC STREET FRANKSTON  
SOUTH VIC 3199**

 2  1  1

Sold Price **\$755,000** Sold Date **03-Jul-22**

Distance **0.17km**



**2/5 MCCOMB BOULEVARD  
FRANKSTON SOUTH VIC 3199**

 2  1  2

Sold Price <sup>RS</sup> **\$738,000** Sold Date **05-Nov-22**

Distance **0.76km**



**2/62 WILLIAMS STREET  
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$715,000** Sold Date **22-Oct-22**

Distance **1.99km**

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

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