

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

1/10 Finlay 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

\$460,000

&

\$490,000

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

1/6-12 Hope Court Frankston VIC 3199	\$460,000	25-Aug-20
3/35-37 Nolan Street Frankston VIC 3199	\$469,500	01-May-20
1B Grevillia Court Frankston VIC 3199	\$470,000	08-Jul-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.~~

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Darren Dowel
 P 97810088
 M 0402 066 436
 E darren.dowel@Aquire.re



1/6-12 Hope Court Frankston VIC 3199

 3  1  1

Sold Price

^{RS} **\$460,000** Sold Date **25-Aug-20**

Distance **0.83km**



3/35-37 Nolan Street Frankston VIC 3199

 3  1  1

Sold Price

\$469,500 Sold Date **01-May-20**

Distance **1.26km**



1B Grevillia Court Frankston VIC 3199

 3  2  2

Sold Price

\$470,000 Sold Date **08-Jul-20**

Distance **1.46km**

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

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