

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

3/6 Hill 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

\$455,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

3/12 Screen Street Frankston VIC 3199	\$455,000	24-Jul-20
3 Parer Street Frankston VIC 3199	\$460,000	10-Jul-20
2/39 Highview Road Frankston VIC 3199	\$470,000	12-Nov-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: 16 November 2020

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3/12 Screen Street Frankston VIC 3199

Sold Price **\$455,000** Sold Date **24-Jul-20**

 2  1  -

Distance **0.71km**



3 Parer Street Frankston VIC 3199

Sold Price **\$460,000** Sold Date **10-Jul-20**

 2  1  -

Distance **0.79km**



2/39 Highview Road Frankston VIC 3199

Sold Price ^{RS} **\$470,000** Sold Date **12-Nov-20**

 2  1  2

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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