

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and
 postcode

25 Violet Street Frankston South 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

*House

X

*Unit

Suburb

Frankston South

Period-from

01 Mar 2018

to

28 Feb 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 six 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

20 Neil Street Frankston South VIC 3199	\$1,275,000	07-Dec-18
12 Hoadley Avenue Frankston South VIC 3199	\$1,300,000	15-Feb-19
16A The Close Frankston South VIC 3199	\$1,320,000	15-Feb-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 six months.~~

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20 Neil Street Frankston South VIC 3199 Sold Price **\$1,275,000** Sold Date **07-Dec-18**

 4  2  2

Distance **0.36km**



12 Hoadley Avenue Frankston South VIC 3199 Sold Price **\$1,300,000** Sold Date **15-Feb-19**

 4  2  6

Distance **0.47km**



16A The Close Frankston South VIC 3199 Sold Price **\$1,320,000** Sold Date **15-Feb-19**

 4  4  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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