

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

4/29 Deane 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

5/8 Reservoir Road Frankston VIC 3199	\$412,000	16-Mar-21
3/32-34 Roberts Street Frankston VIC 3199	\$400,000	10-Jan-21
102/15 Ebdale Street Frankston VIC 3199	\$411,000	25-Mar-21

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: 27 April 2021

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5/8 Reservoir Road Frankston VIC 3199

 2  1  1

Sold Price

\$412,000

Sold Date

16-Mar-21

Distance

0.06km



3/32-34 Roberts Street Frankston VIC 3199

 2  1  1

Sold Price

\$400,000

Sold Date

10-Jan-21

Distance

0.65km



102/15 Ebdale Street Frankston VIC 3199

 2  2  1

Sold Price

^{RS} **\$411,000**

Sold Date

25-Mar-21

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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