

## 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

1/90 High Street Frankston 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2019

to

29 Feb 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

|   |           |           |
|---|-----------|-----------|
| 1/66-68 High Street Frankston VIC 3199      | \$429,000 | 09-Dec-19 |
| 4/21-23 Williams Street Frankston VIC 3199  | \$440,000 | 29-Nov-19 |
| 2/17-21 Mount View Court Frankston VIC 3199 | \$440,000 | 10-Feb-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 March 2020



**1/66-68 High Street Frankston VIC 3199**

 2  1  1

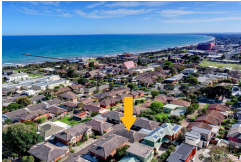
Sold Price

**\$429,000**

Sold Date

**09-Dec-19**

Distance

**0.17km**

**4/21-23 Williams Street Frankston VIC 3199**

 2  1  1

Sold Price

**\$440,000**

Sold Date

**29-Nov-19**

Distance

**0.6km**

**2/17-21 Mount View Court Frankston VIC 3199**

 2  1  1

Sold Price

Sold Date

**10-Feb-20**

Distance

**0.63km**

**3/14 Nolan Street Frankston VIC 3199**

 2  1  1

Sold Price

**\$517,000**

Sold Date

**09-Dec-19**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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