

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

1/84 Heatherhill Road 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Land

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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 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~~

Address of comparable property	Price	Date of sale
4/55 Screen Street Frankston VIC 3199	\$595,500	26-Oct-19
2/113 Franciscan Avenue Frankston VIC 3199	\$595,000	18-Sep-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 6 months.~~

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4/55 Screen Street Frankston VIC 3199

3 2 2

Sold Price

\$595,500

Sold Date

26-Oct-19

Distance

0.69km



2/113 Franciscan Avenue Frankston VIC 3199

3 2 2

Sold Price

\$595,000

Sold Date

18-Sep-19

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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