

## 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

3/18 Reid 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/13 Gairloch Drive Frankston VIC 3199	\$715,000	30-Oct-21
2/9 Beaconsfield Avenue Frankston VIC 3199	\$759,000	29-Nov-21
2/143 Kars Street Frankston South VIC 3199	\$745,000	29-Jan-22

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: 03 March 2022



**2/13 Gairloch Drive Frankston VIC 3199**

 3  2  2

Sold Price

**\$715,000**

Sold Date

**30-Oct-21**

Distance

**2.64km**



**2/9 Beaconsfield Avenue Frankston VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$759,000**

Sold Date

**29-Nov-21**

Distance

**0.78km**



**2/143 Kars Street Frankston South VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**29-Jan-22**

Distance

**1.67km**

RS = Recent sale

UN = Undisclosed Sale

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