

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

8 Chile Street Frankston North VIC 3200

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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Frankston North

Period-from

01 Jul 2019

to

30 Jun 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

385 Frankston-Dandenong Road Frankston North VIC 3200	\$390,000	03-Dec-19
369 Frankston-Dandenong Road Frankston North VIC 3200	\$403,000	23-Nov-19
6 Huon Court Frankston North VIC 3200	\$440,000	15-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.~~

This Statement of Information was prepared on: 10 July 2020



**385 Frankston-Dandenong Road
 Frankston North VIC 3200**

 3  1  1

Sold Price **\$390,000** Sold Date **03-Dec-19**

Distance **0.05km**



**369 Frankston-Dandenong Road
 Frankston North VIC 3200**

 3  1  1

Sold Price **\$403,000** Sold Date **23-Nov-19**

Distance **0.16km**



**6 Huon Court Frankston North VIC
 3200**

 3  1  4

Sold Price **\$440,000** Sold Date **15-Sep-19**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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