

## 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

19 Gregory Avenue Frankston South 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

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2019

to

30 Nov 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

35 Genista Street Frankston South VIC 3199	\$948,000	01-Dec-20
19 Wakefield Avenue Frankston South VIC 3199	\$870,000	07-Aug-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 December 2020



**35 Genista Street Frankston South  
 VIC 3199**

 4  3  4

Sold Price

<sup>RS</sup> **\$948,000**

Sold Date **01-Dec-20**

Distance **0.59km**



**19 Wakefield Avenue Frankston  
 South VIC 3199**

 4  2  2

Sold Price

**\$870,000**

Sold Date **07-Aug-20**

Distance **1.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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