

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode

1/11 Franklin Court 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 \$440,000 & \$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$585,001 \*House  \*Unit  Suburb Frankston

Period-from 01 Jun 2018 to 31 May 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 |
|---------------------------------------|-----------|--------------|
| 3/78 McMahons Road Frankston VIC 3199 | \$452,500 | 10-Jan-19    |
| 36A Burns Street Frankston VIC 3199   | \$485,000 | 11-Jul-18    |
| 2/74 Orwil Street Frankston VIC 3199  | \$452,500 | 14-May-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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**3/78 McMahons Road Frankston VIC 3199**

 3  2  1

Sold Price **\$452,500** Sold Date **10-Jan-19**

Distance **0.27km**



**36A Burns Street Frankston VIC 3199**

 3  2  1

Sold Price **\$485,000** Sold Date **11-Jul-18**

Distance **0.57km**



**2/74 Orwil Street Frankston VIC 3199**

 3  2  2

Sold Price <sup>RS</sup> **\$452,500** Sold Date **14-May-19**

Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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