

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

12/190 Karingal Drive 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

\$575,000

&

\$632,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

1/14 Pine Hill Drive Frankston VIC 3199	\$634,500	28-Jan-22
2/174 Cranbourne Road Frankston VIC 3199	\$625,000	20-Jan-22
7/238 Cranbourne Road Frankston VIC 3199	\$635,000	22-Nov-21

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: 19 February 2022

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1/14 Pine Hill Drive Frankston VIC 3199

 3  1  2

Sold Price

^{RS} **\$634,500**

Sold Date

28-Jan-22

Distance

1.79km



2/174 Cranbourne Road Frankston VIC 3199

 3  1  2

Sold Price

^{RS} **\$625,000**

Sold Date

20-Jan-22

Distance

1.43km



7/238 Cranbourne Road Frankston VIC 3199

 3  1  2

Sold Price

\$635,000

Sold Date

22-Nov-21

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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