

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

4/35-37 Screen Street 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 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

2/38-40 Kenilworth Avenue Frankston VIC 3199	\$515,000	14-Nov-19
1 Carnation Court Frankston VIC 3199	\$525,000	04-Jun-19
2/17 Verner Avenue Frankston VIC 3199	\$491,000	25-Oct-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: 20 November 2019



**2/38-40 Kenilworth Avenue
 Frankston VIC 3199**

2 2 2

Sold Price

^{RS} **\$515,000**

Sold Date **14-Nov-19**

Distance **0.64km**



**1 Carnation Court Frankston VIC
 3199**

2 2 2

Sold Price

\$525,000

Sold Date **04-Jun-19**

Distance **0.78km**



**2/17 Verner Avenue Frankston VIC
 3199**

2 1 1

Sold Price

^{RS} **\$491,000**

Sold Date **25-Oct-19**

Distance **0.87km**

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

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