

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

78A High 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Other

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 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

78 Williams Street Frankston VIC 3199	\$790,000	01-Oct-19
4 Kars Street Frankston VIC 3199	\$645,000	12-Aug-19
15 Denbigh Street Frankston VIC 3199	\$700,000	07-Jun-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: 04 December 2019

	78 Williams Street Frankston VIC 3199	Sold Price	\$790,000	Sold Date	01-Oct-19
				Distance	0.31km
	4 Kars Street Frankston VIC 3199	Sold Price	\$645,000	Sold Date	12-Aug-19
				Distance	0.43km
	15 Denbigh Street Frankston VIC 3199	Sold Price	\$700,000	Sold Date	07-Jun-19
				Distance	0.42km

RS = Recent sale UN = Undisclosed Sale

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