

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

1/86A Kars Street Frankston South 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

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Frankston South

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

2/46 George Street Frankston VIC 3199	-	24-Jun-19
20/54-58 Williams Street Frankston VIC 3199	\$450,000	11-Sep-19
2/26-28 Nolan Street Frankston VIC 3199	\$450,000	06-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: 19 November 2019



2/46 George Street Frankston VIC 3199 Sold Price

- Sold Date **24-Jun-19**

2 1 1

Distance **0.55km**



20/54-58 Williams Street Frankston VIC 3199 Sold Price

\$450,000 Sold Date **11-Sep-19**

2 1 1

Distance **0.66km**



2/26-28 Nolan Street Frankston VIC 3199 Sold Price

Sold Date **06-Jun-19**

2 1 1

Distance **0.71km**



1/40 Frome Avenue Frankston VIC 3199 Sold Price

\$435,000 Sold Date **12-Jul-19**

2 1 1

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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