

## 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

91 Overport Road Frankston South VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2018

to

31 Aug 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

1 Sussex Road Frankston South VIC 3199	\$1,195,000	31-Jul-19
98 Humphries Road Mount Eliza VIC 3930	\$1,000,000	05-Jun-19
4 Eliza Terrace Mount Eliza VIC 3930	\$1,032,000	27-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: 27 September 2019



**1 Sussex Road Frankston South VIC 3199** Sold Price <sup>RS</sup> **\$1,195,000** Sold Date **31-Jul-19**  
Distance **0.24km**

4 2 2



**98 Humphries Road Mount Eliza VIC 3930** Sold Price **\$1,000,000** Sold Date **05-Jun-19**  
Distance **1.55km**

3 2 2



**4 Eliza Terrace Mount Eliza VIC 3930** Sold Price **\$1,032,000** Sold Date **27-Jun-19**  
Distance **1.73km**

4 2 4

RS = Recent sale      UN = Undisclosed Sale

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