

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

185 Humphries Road 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

\$1,290,000

&

\$1,419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$841,000

\*House

X

\*Unit

Suburb

Frankston South

Period-from

01 May 2018

to

30 Apr 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 six 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

25 Alicudi Avenue Frankston South VIC 3199	\$1,470,000	25-Mar-19
25 Violet Street Frankston South VIC 3199	\$1,340,000	16-Apr-19
16 Tetragona Way Frankston South VIC 3199	\$1,325,000	28-Mar-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 six months.~~

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**25 Alicudi Avenue Frankston South VIC 3199** Sold Price **\$1,470,000<sup>UN</sup>** Sold Date **25-Mar-19**  
Distance **1.36km**

 5  4  2



**25 Violet Street Frankston South VIC 3199** Sold Price <sup>RS</sup> **\$1,340,000<sup>UN</sup>** Sold Date **16-Apr-19**  
Distance **2.98km**

 4  3  2



**16 Tetragona Way Frankston South VIC 3199** Sold Price **\$1,325,000** Sold Date **28-Mar-19**  
Distance **1.83km**

 5  3  2

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

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