

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

2/41 Dell Road 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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

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

3/38 Cranbourne Road Frankston VIC 3199	\$340,000	19-Aug-19
5/6 Lewis Street Frankston VIC 3199	\$305,000	14-Jun-19
12/6 Nolan Street Frankston VIC 3199	\$320,000	30-Jul-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



3/38 Cranbourne Road Frankston VIC 3199

2 1 1

Sold Price **\$340,000** Sold Date **19-Aug-19**

Distance **0.33km**



5/6 Lewis Street Frankston VIC 3199

1 1 1

Sold Price **\$305,000** Sold Date **14-Jun-19**

Distance **0.86km**



12/6 Nolan Street Frankston VIC 3199

1 1 1

Sold Price **\$320,000** Sold Date **30-Jul-19**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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