

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 21 Leonard 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 \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$570,000 Property type House Suburb Frankston
Period-from 01 Feb 2019 to 31 Jan 2020 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
2/33 Campbell Street Frankston VIC 3199	\$407,500	07-Sep-19
20 Ashleigh Avenue Frankston VIC 3199	\$435,000	12-Oct-19
60 Lardner Road Frankston VIC 3199	\$415,000	16-Dec-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.~~

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2/33 Campbell Street Frankston VIC 3199 Sold Price **\$407,500** Sold Date **07-Sep-19**
 Distance **0.13km**

2 1 2



20 Ashleigh Avenue Frankston VIC 3199 Sold Price **\$435,000** Sold Date **12-Oct-19**
 Distance **0.34km**

3 1 1



60 Lardner Road Frankston VIC 3199 Sold Price ^{RS} **\$415,000** Sold Date **16-Dec-19**
 Distance **1.03km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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