

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

5/2-4 Parer 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

\$360,000

&

\$390,000

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

5/25-25A Hill Street Frankston VIC 3199	\$400,000	25-Sep-19
4/12-14 Hill Street Frankston VIC 3199	\$360,000	24-Sep-19
4/38 Cranbourne Road Frankston VIC 3199	\$350,000	04-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.~~

This Statement of Information was prepared on: 13 December 2019



5/25-25A Hill Street Frankston VIC 3199 Sold Price **\$400,000** Sold Date **25-Sep-19**

 2  1  1

Distance **0.68km**



4/12-14 Hill Street Frankston VIC 3199 Sold Price **\$360,000** Sold Date **24-Sep-19**

 2  1  1

Distance **0.75km**



4/38 Cranbourne Road Frankston VIC 3199 Sold Price **\$350,000** Sold Date **04-Dec-19**

 2  1  1

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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