

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 Maretimo Court 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2018

to

31 Oct 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

29 Christopher Drive Frankston South VIC 3199	\$870,000	02-Sep-19
11 Maberley Crescent Frankston South VIC 3199	\$850,000	06-Nov-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: 18 November 2019



29 Christopher Drive Frankston South VIC 3199

 4
  2
  2

Sold Price ^{RS} **\$870,000** Sold Date **02-Sep-19**

Distance **0.65km**



11 Maberley Crescent Frankston South VIC 3199

 3
  2
  4

Sold Price ^{RS} **\$850,000** Sold Date **06-Nov-19**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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