

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

10/18 Reservoir 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

3/27 Deane Street Frankston VIC 3199	\$310,000	18-Jun-19
3/6 Melva Court Frankston VIC 3199	\$300,000	28-Nov-19
6/26-28 Fairway Street Frankston VIC 3199	\$300,000	20-Sep-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: 09 December 2019



3/27 Deane Street Frankston VIC 3199

 1
  1
  1

Sold Price

\$310,000

Sold Date

18-Jun-19

Distance

0.17km



3/6 Melva Court Frankston VIC 3199

 2
  1
  1

Sold Price

^{RS} **\$300,000**

Sold Date

28-Nov-19

Distance

0.83km



6/26-28 Fairway Street Frankston VIC 3199

 1
  1
  2

Sold Price

\$300,000

Sold Date

20-Sep-19

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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