

## 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

1/51-53 Screen Street Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 Screen Street Frankston VIC 3199  | \$452,000 | 24-Dec-20 |
| 7A Screen Street Frankston VIC 3199 | \$452,000 | 27-Nov-20 |
| 3/6 Hill Street Frankston VIC 3199  | \$470,000 | 03-Dec-20 |

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: 20 April 2021



**7 Screen Street Frankston VIC 3199** Sold Price <sup>RS</sup> **\$452,000** Sold Date **24-Dec-20**

 2  1  1

Distance **0.35km**



**7A Screen Street Frankston VIC 3199** Sold Price **\$452,000** Sold Date **27-Nov-20**

 2  1  2

Distance **0.35km**



**3/6 Hill Street Frankston VIC 3199** Sold Price **\$470,000** Sold Date **03-Dec-20**

 2  1  2

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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