

## 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

3/21 Campbell 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

\$470,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2/18 Nolan Street Frankston VIC 3199    | \$512,500 | 03-Dec-20 |
| 1/39 Screen Street Frankston VIC 3199   | \$510,000 | 20-Oct-20 |
| 7/85 Ashleigh Avenue Frankston VIC 3199 | \$480,000 | 02-Oct-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: 07 January 2021



**2/18 Nolan Street Frankston VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$512,500** Sold Date **03-Dec-20**

Distance **2.18km**



**1/39 Screen Street Frankston VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **20-Oct-20**

Distance **1.29km**



**7/85 Ashleigh Avenue Frankston VIC 3199**

 2  1  1

Sold Price

**\$480,000** Sold Date **02-Oct-20**

Distance **0.56km**



**1/68-70 Roberts Street Frankston VIC 3199**

 2  1  1

Sold Price

Sold Date **18-Nov-19**

Distance **1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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