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	4 Blaxland Avenue 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	$1,200,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$970,000	Property type	House	Suburb	Frankston South
Period-from	01 Oct 2020	to	30 Sep 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
2 Nareen Court Frankston South VIC 3199	$1,290,000	20-Aug-21
29 Sanders Road Frankston South VIC 3199	$1,225,000	26-Aug-21
4 Sarah Place Frankston South VIC 3199	$1,218,500	14-Sep-21

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: 15 October 2021

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2 Nareen Court Frankston South VIC 3199

4 2 2

Sold Price **$1,290,000** Sold Date **20-Aug-21**

Distance **0.17km**



29 Sanders Road Frankston South VIC 3199

5 3 3

Sold Price **$1,225,000** Sold Date **26-Aug-21**

Distance **0.51km**



4 Sarah Place Frankston South VIC 3199

4 2 2

Sold Price RS **$1,218,500** Sold Date **14-Sep-21**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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