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<br>Including suburb and postcode | 20 Walbundry Avenue 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 | $475,000 | & | $520,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $568,000 | Property type | House | Suburb | Frankston |
| Period-from | 01 Sep 2018 | to | 31 Aug 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 |
|---|---|---|
| 64 Skye Road Frankston VIC 3199 | $525,000 | 03-Sep-19 |
| 56 Orwil Street Frankston VIC 3199 | $495,000 | 21-Aug-19 |
| 31 Hudson Avenue Frankston VIC 3199 | $475,000 | 28-Jun-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: 19 September 2019

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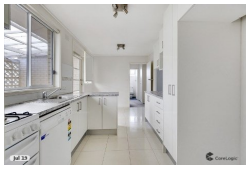
**64 Skye Road Frankston VIC 3199** Sold Price **$525,000** Sold Date **03-Sep-19**

3 1 1 Distance **0.43km**



**56 Orwil Street Frankston VIC 3199** Sold Price **$495,000** Sold Date **21-Aug-19**

3 1 1 Distance **0.48km**



**31 Hudson Avenue Frankston VIC 3199** Sold Price **$475,000** Sold Date **28-Jun-19**

3 1 1 Distance **1.33km**

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

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