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 Woodlands Grove 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	\$875,000	&	\$900,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$640,500	Prop	erty type		Unit	Suburb	Frankston South
Period-from	01 Nov 2019	to	31 Oct 2	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
8 Wakefield Avenue Frankston South VIC 3199	\$868,000	16-May-20
2 Warnoo Court Frankston South VIC 3199	\$890,000	31-Jul-20
104 Kars Street Frankston South VIC 3199	\$926,000	08-Aug-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: 05 November 2020



consumer.vic.gov.au

Janice Dunn

Estate Agents

Janice Dunn

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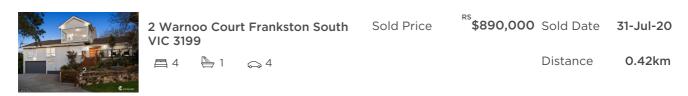


8 Wakefield Avenue Frankston
Sold Price
\$868,000
Sold Date
16-May-20

South VIC 3199
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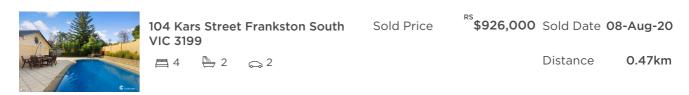
Notes from your agent

53 Days on Market Initial advertised price - \$895-\$965k (verbal offer 900k rejected by vendor) Changed agencies after 3 weeks - Auction \$850-\$920k



Notes from your agent

11 Days on Market Advertised \$850-\$935k



Notes from your agent 18 Days on Market Advertised \$880-\$960k

RS = Recent sale UN = Undisclosed Sale

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