

## 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](http://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

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2019

to

31 Oct 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



## 8 Wakefield Avenue Frankston South VIC 3199

4 2 2

Sold Price

**\$868,000**

Sold Date **16-May-20**

Distance **0.91km**

### 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



## 2 Warnoo Court Frankston South VIC 3199

4 1 4

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date **31-Jul-20**

Distance **0.42km**

### Notes from your agent

11 Days on Market

Advertised \$850-\$935k



## 104 Kars Street Frankston South VIC 3199

4 2 2

Sold Price

<sup>RS</sup> **\$926,000**

Sold Date **08-Aug-20**

Distance **0.47km**

### Notes from your agent

18 Days on Market

Advertised \$880-\$960k

**RS** = Recent sale

**UN** = Undisclosed Sale

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