

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

5/9 Samada Street 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 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

2/49-51 Hillcrest Road Frankston VIC 3199	\$465,000	28-Feb-21
4/61-63 Hillcrest Road Frankston VIC 3199	\$460,000	09-Jun-21
4/29 Deane Street Frankston VIC 3199	\$475,000	28-May-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: 21 July 2021



**2/49-51 Hillcrest Road Frankston
VIC 3199**

 2  1  1

Sold Price

\$465,000

Sold Date

28-Feb-21

Distance

0.59km



**4/61-63 Hillcrest Road Frankston
VIC 3199**

 2  1  1

Sold Price

\$460,000

Sold Date

09-Jun-21

Distance

0.6km



**4/29 Deane Street Frankston VIC
3199**

 2  1  1

Sold Price

^{RS} **\$475,000**

Sold Date

28-May-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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