

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

9 Wineview Lane 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2020

to

31 Dec 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

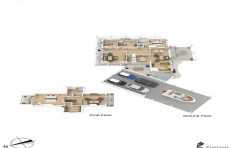
Date of sale

4 Merlot Court Frankston South VIC 3199	\$947,001	10-Dec-20
44 Escarpment Drive Frankston South VIC 3199	\$970,000	28-Nov-20
42 Escarpment Drive Frankston South VIC 3199	\$1,035,000	26-Nov-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: 20 January 2021

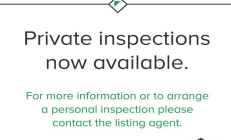


4 Merlot Court Frankston South VIC 3199

Sold Price ^{RS} **\$947,001** ^{UN} Sold Date **10-Dec-20**

Distance **0.21km**

4 2 5



44 Escarpment Drive Frankston South VIC 3199

Sold Price ^{RS} **\$970,000** Sold Date **28-Nov-20**

Distance **0.22km**

4 2 2

Private inspections now available.
For more information or to arrange a personal inspection please contact the listing agent.



42 Escarpment Drive Frankston South VIC 3199

Sold Price ^{RS} **\$1,035,000** Sold Date **26-Nov-20**

Distance **0.23km**

4 2 2

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

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