

## 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

50 Settlers Way 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

\$662,500

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2019

to

31 Mar 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

2 Miranda Place Frankston VIC 3199	\$680,000	14-Mar-20
96 Casuarina Drive Frankston South VIC 3199	\$735,000	06-Feb-20
68 Lawson Avenue Frankston South VIC 3199	\$715,000	18-Apr-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: 21 April 2020



**2 Miranda Place Frankston VIC 3199** Sold Price **\$680,000** Sold Date **14-Mar-20**

4 2 3

Distance **0.49km**

#### Notes from your agent

Modern renovations. Larger block. 4 bedrooms Polished timber floorboards.



**96 Casuarina Drive Frankston South VIC 3199** Sold Price <sup>RS</sup> **\$735,000** Sold Date **06-Feb-20**

4 2 2

Distance **0.75km**

#### Notes from your agent

Modern renovation.



**68 Lawson Avenue Frankston South VIC 3199** Sold Price **\$715,000** Sold Date **18-Apr-20**

3 1 1

Distance **1.18km**

#### Notes from your agent

High quality renovation. Frankston High School zone.

RS = Recent sale

UN = Undisclosed Sale

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