

## 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

79B Armata Crescent Frankston North VIC 3200

### 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,250

Property type

Other

Suburb

Frankston North

Period-from

01 Dec 2018

to

30 Nov 2019

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

35 Radiata Street Frankston North VIC 3200	\$400,000	15-Oct-19
2/39 Broderick Road Carrum Downs VIC 3201	\$450,000	08-Oct-19
5/25-25A Hill Street Frankston VIC 3199	\$400,000	25-Sep-19

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: 09 December 2019



**35 Radiata Street Frankston North  
VIC 3200**

3 1 2

Sold Price

<sup>RS</sup> **\$400,000**

Sold Date

**15-Oct-19**

Distance

**0.33km**



**2/39 Broderick Road Carrum  
Downs VIC 3201**

3 1 2

Sold Price

**\$450,000**

Sold Date

**08-Oct-19**

Distance

**2.38km**



**5/25-25A Hill Street Frankston VIC  
3199**

2 1 1

Sold Price

**\$400,000**

Sold Date

**25-Sep-19**

Distance

**3.82km**

RS = Recent sale

UN = Undisclosed Sale

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