

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

98 McMahons Road 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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

6 Finlay Street Frankston VIC 3199	\$630,000	15-Mar-20
6 Highgate Court Frankston VIC 3199	\$625,000	28-Jun-20
65 Fingal Drive Frankston VIC 3199	\$665,000	02-Jul-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: 11 July 2020



6 Finlay Street Frankston VIC 3199 Sold Price **\$630,000** Sold Date **15-Mar-20**

3 1 1

Distance **0.59km**

Notes from your agent

Original. 3 bedrooms.



6 Highgate Court Frankston VIC 3199 Sold Price **\$625,000** Sold Date **28-Jun-20**

4 2 2

Distance **0.92km**

Notes from your agent

Newly modernised home. Larger block.



65 Fingal Drive Frankston VIC 3199 Sold Price **\$665,000** Sold Date **02-Jul-20**

3 2 1

Distance **2.13km**

Notes from your agent

Land size 803m2. Timber flooring throughout is highly sought after. Large home and 2 separate living zones plus 4 bedrooms. Large backyard.

RS = Recent sale

UN = Undisclosed Sale

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