# 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	Prope	erty type	ty type House		Suburb	Frankston
Period-from	01 Jul 2019	to	30 Jun 2	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.

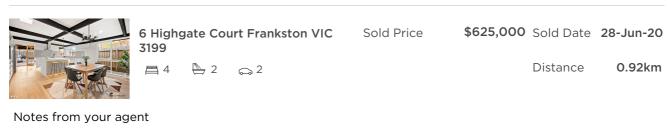
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consumer.vic.gov.au







Newly modernised home. Larger block.



#### 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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