

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

2/6 Alvina Court 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

5/40 High Street Frankston VIC 3199	\$480,000	03-Jan-21
10/21-23 Williams Street Frankston VIC 3199	\$495,000	31-Oct-20
1/39 Screen Street Frankston VIC 3199	\$510,000	08-Oct-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: 07 April 2021



5/40 High Street Frankston VIC 3199

 2
  1
  1

Sold Price

\$480,000

Sold Date

03-Jan-21

Distance

1.58km



10/21-23 Williams Street Frankston VIC 3199

 2
  1
  1

Sold Price

\$495,000

Sold Date

31-Oct-20

Distance

1.82km



1/39 Screen Street Frankston VIC 3199

 2
  1
  1

Sold Price

\$510,000

Sold Date

08-Oct-20

Distance

2.3km

RS = Recent sale

UN = Undisclosed Sale

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