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	3 Sunningdale Rtt, Frankston, Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $685,000 & $745,000

Median sale price

Median price	$533,500	Property type	*Unit*	Suburb	Frankston
Period - From	01/09/2023	to	31/08/2024	Source	PropTrack

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 six 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
19 Augusta Crescent, Frankston, VIC 3199	$720,000	07/07/2024
29 Lorna Street, Seaford, VIC 3198	$725,000	17/05/2024
1/2 Gordon Avenue, Frankston, VIC 3199	$705,000	17/05/2024

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 six months.~~

This Statement of Information was prepared on: 25/09/2024