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	1/37-38 HEATHERHILL 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	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Frankston
Period-from	01 Oct 2023	to	30 Sep 2024	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
5/25-27 ASHLEIGH AVENUE FRANKSTON VIC 3199	$535,000	13-Jun-24
5/32-34 ROBERTS STREET FRANKSTON VIC 3199	$501,500	14-Aug-24
3/16-17 BLOOM STREET FRANKSTON VIC 3199	$493,000	02-Jul-24

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: 28 October 2024

OBrien Real Estate

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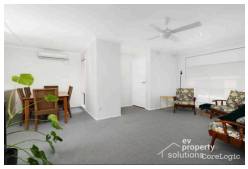


5/25-27 ASHLEIGH AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$535,000** Sold Date **13-Jun-24**

Distance **1.58km**

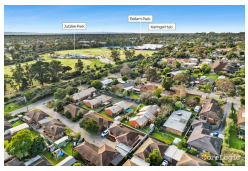


5/32-34 ROBERTS STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$501,500** Sold Date **14-Aug-24**

Distance **0.3km**



3/16-17 BLOOM STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$493,000** Sold Date **02-Jul-24**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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