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	50 MOUNTAIN AVENUE FRANKSTON SOUTH 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	$1,525,000	&	$1,675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,158,000	Property type	House	Suburb	Frankston South
Period-from	01 Jul 2022	to	30 Jun 2023	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
210 HUMPHRIES ROAD MOUNT ELIZA VIC 3930	1500000	01-Mar-23
20 WINONA ROAD MOUNT ELIZA VIC 3930	1635000	25-Feb-23
89 BELLBIRD ROAD MOUNT ELIZA VIC 3930	1660000	10-May-23

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: 27 July 2023

RT Edgar

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210 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

4 3 5

Sold Price **1500000** Sold Date **01-Mar-23**

Distance **0.34km**



20 WINONA ROAD MOUNT ELIZA VIC 3930

4 2 3

Sold Price **1635000** Sold Date **25-Feb-23**

Distance **1.77km**



89 BELLBIRD ROAD MOUNT ELIZA VIC 3930

4 2 4

Sold Price RS **1660000** Sold Date **10-May-23**

Distance **0.91km**

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

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