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	2/3 PALMERSTON CRESCENT 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	$790,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Frankston South
Period-from	01 Feb 2023	to	31 Jan 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.

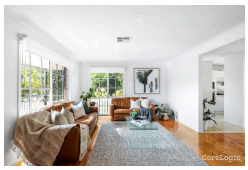
Address of comparable property	Price	Date of sale
3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	$838,000	20-Sep-23
1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	$792,500	08-Dec-23
1/13 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	$790,000	13-Dec-23

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: 14 February 2024

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3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price **$838,000** Sold Date **20-Sep-23**

Distance **0.44km**



1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$792,500** Sold Date **08-Dec-23**

Distance **1.5km**



1/13 BAILEYANA STREET FRANKSTON SOUTH VIC 3199

3 2 1

Sold Price **$790,000** Sold Date **13-Dec-23**

Distance **1.72km**

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

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