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	7 ALBANY PLACE 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	$760,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,141,000	Property type	House	Suburb	Frankston South
Period-from	01 Sep 2023	to	31 Aug 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.

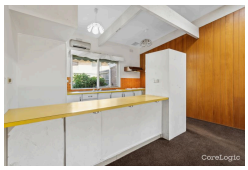
Address of comparable property	Price	Date of sale
2 KOALA COURT FRANKSTON SOUTH VIC 3199	$730,000	12-Sep-24
36 LAWSON AVENUE FRANKSTON SOUTH VIC 3199	$830,000	25-Jul-24
73 BROOKLYN AVENUE FRANKSTON VIC 3199	$693,000	01-Jul-24

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: 30 September 2024

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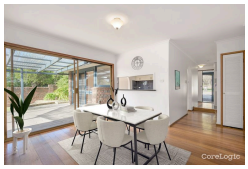
2 KOALA COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price RS **$730,000** UN

Sold Date **12-Sep-24**

Distance **0.37km**



36 LAWSON AVENUE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$830,000**

Sold Date **25-Jul-24**

Distance **0.41km**



73 BROOKLYN AVENUE FRANKSTON VIC 3199

3 2 2

Sold Price **$693,000**

Sold Date **01-Jul-24**

Distance **0.73km**

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

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