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	1/24 JAMBOREE 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	$670,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Frankston South
Period-from	01 Mar 2024	to	28 Feb 2025	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
4/40 FROME AVENUE FRANKSTON VIC 3199	$675,500	05-Feb-25
11 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	$710,000	15-Oct-24
1/8 LAWREY STREET FRANKSTON VIC 3199	$701,000	07-Feb-25

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: 26 March 2025

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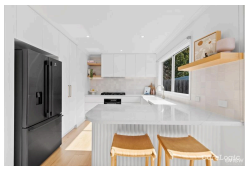

4/40 FROME AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$675,500** Sold Date **05-Feb-25**

Distance **0.53km**



11 BRIGHTON STREET FRANKSTON SOUTH VIC 3199

2 1 1

Sold Price **$710,000** Sold Date **15-Oct-24**

Distance **1.35km**



1/8 LAWREY STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$701,000** Sold Date **07-Feb-25**

Distance **1.51km**

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

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