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<br>Including suburb and postcode | 42 CHRISTOPHER DRIVE 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 | $1,110,000 | & | $1,200,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,150,000 | Property type | House | Suburb | Frankston South |
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|---|---|
| 3 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199 | $1,200,000 | 27-Mar-25 |
| 4 SMEATON COURT FRANKSTON SOUTH VIC 3199 | $1,200,000 | 24-Mar-25 |
| 9 SEWELL COURT FRANKSTON SOUTH VIC 3199 | $1,100,000 | 30-Oct-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: 15 April 2025

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**3 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199**

4 2 4

Sold Price **$1,200,000** Sold Date **27-Mar-25**

Distance **0.37km**



**4 SMEATON COURT FRANKSTON SOUTH VIC 3199**

4 2 5

Sold Price RS **$1,200,000** Sold Date **24-Mar-25**

Distance **0.42km**



**9 SEWELL COURT FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price **$1,100,000** Sold Date **30-Oct-24**

Distance **0.91km**

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

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