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	5 GRANGE ROAD 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	$1,725,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,182,500	Property type	House	Suburb	Frankston South
Period-from	01 Mar 2022	to	28 Feb 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
6 BOWES STREET FRANKSTON SOUTH VIC 3199	$1,600,000	11-Feb-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: 22 March 2023

Brett Trebilcock
P 0439209891
M 0439209891
E brett.trebilcock@belleproperty.com



6 BOWES STREET FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price RS $1,600,000 Sold Date 11-Feb-23

Distance 0.86km

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

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