

## 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

36 LEAWARRA PARADE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

181 HEATHERHILL ROAD FRANKSTON VIC 3199	\$760,000	09-Jul-24
8 FURNEAUX COURT FRANKSTON VIC 3199	\$780,000	11-May-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: 01 October 2024





**181 HEATHERHILL ROAD  
FRANKSTON VIC 3199**

 3  1  2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **09-Jul-24**

Distance **0.71km**



**8 FURNEAUX COURT FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

**\$780,000** Sold Date **11-May-24**

Distance **1.45km**

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

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