

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

266A FRANKSTON-FLINDERS 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

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2021

to

30 Apr 2022

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

24 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	\$850,000	08-Feb-22
8 SUNDOWN WALK FRANKSTON SOUTH VIC 3199	\$835,500	08-Feb-22
43 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$827,500	25-Feb-22

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: 03 May 2022



24 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

^{RS} \$850,000 Sold Date 08-Feb-22

Distance 0.32km



8 SUNDOWN WALK FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

\$835,500 Sold Date 08-Feb-22

Distance 0.7km



43 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

^{RS} \$827,500 Sold Date 25-Feb-22

Distance 0.72km



17 NAREEN COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

\$850,000 Sold Date 05-Nov-21

Distance 1.74km



19 AUSTRAL CRESCENT BAXTER VIC 3911

2 1 1

Sold Price

\$786,000 Sold Date 09-Nov-21

Distance 1.81km



45 PARTRIDGE CRESCENT FRANKSTON VIC 3199

3 2 2

Sold Price

\$840,000 Sold Date 05-Nov-21

Distance 1.82km

RS = Recent sale

UN = Undisclosed Sale

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