

## 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

11/47 KARS STREET 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

5/47 KARS STREET FRANKSTON VIC 3199	\$410,000	16-Aug-24
7/9 REID STREET FRANKSTON VIC 3199	\$418,000	29-Oct-24
10/11 CLARENDON STREET FRANKSTON VIC 3199	\$435,000	03-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: 31 December 2024



## 5/47 KARS STREET FRANKSTON VIC 3199

Sold Price

**\$410,000**

Sold Date

**16-Aug-24**

2

1

1

Distance

**0.02km**



## 7/9 REID STREET FRANKSTON VIC 3199

Sold Price

<sup>RS</sup> **\$418,000**

Sold Date

**29-Oct-24**

2

1

1

Distance

**1.02km**



## 10/11 CLARENDON STREET FRANKSTON VIC 3199

Sold Price

**\$435,000**

Sold Date

**03-Oct-24**

2

1

1

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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