

## 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

44 MEERLU AVENUE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,500

Property type

House

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

1/51 NURSERY AVENUE FRANKSTON VIC 3199	\$540,000	26-Jun-24
2/11 PARER STREET FRANKSTON VIC 3199	\$550,000	19-Aug-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: 24 December 2024

**1/51 NURSERY AVENUE  
FRANKSTON VIC 3199**

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Sold Price **\$540,000** Sold Date **26-Jun-24**Distance **0.92km****2/11 PARER STREET FRANKSTON  
VIC 3199**

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Sold Price **\$550,000** Sold Date **19-Aug-24**Distance **1.51km****RS** = Recent sale      **UN** = Undisclosed Sale

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