

## 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

10 Tavistock Road Frankston South 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

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$999,999

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 44 Overport Road Frankston South VIC 3199 | \$1,311,000 | 14-Nov-21 |
| 23 Pratt Avenue Frankston South VIC 3199  | \$1,482,000 | 07-Sep-21 |
| 2 Nareen Court Frankston South VIC 3199   | \$1,290,000 | 20-Aug-21 |

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: 16 November 2021



**44 Overport Road Frankston South  
VIC 3199**

Sold Price

<sup>RS</sup>

**\$1,311,000**

Sold Date

**14-Nov-21**



4



1



2

Distance

**0.77km**



**23 Pratt Avenue Frankston South  
VIC 3199**

Sold Price

**\$1,482,000**

Sold Date

**07-Sep-21**



4



2



1

Distance

**1.16km**



**2 Nareen Court Frankston South  
VIC 3199**

Sold Price

**\$1,290,000**

Sold Date

**20-Aug-21**



4



2



2

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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