

## 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

4/5-7 PRATT AVENUE FRANKSTON SOUTH 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Frankston South

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

2/28 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$765,000	14-Feb-24
3/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$795,000	29-Feb-24
5/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$770,000	27-Jun-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: 09 October 2024



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**2/28 HOADLEY AVENUE  
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$765,000** Sold Date **14-Feb-24**

Distance **0.32km**



**3/5 DIOSMA COURT FRANKSTON  
SOUTH VIC 3199**

3 2 2

Sold Price **\$795,000** Sold Date **29-Feb-24**

Distance **0.7km**



**5/102 SYCAMORE ROAD  
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$770,000** Sold Date **27-Jun-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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