

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

2 SEWELL COURT 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

\$920,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2024

to

31 Jan 2025

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 BALMORAL COURT FRANKSTON SOUTH VIC 3199	\$1,000,000	16-Dec-24
21 HAMILTON GROVE FRANKSTON SOUTH VIC 3199	\$950,000	17-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: 14 February 2025

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**5 BALMORAL COURT FRANKSTON
SOUTH VIC 3199**

Sold Price

^{RS}**\$1,000,000**

Sold Date

16-Dec-24 3 2 2

Distance

1.56km**21 HAMILTON GROVE FRANKSTON
SOUTH VIC 3199**

Sold Price

\$950,000

Sold Date

17-Oct-24 3 2 2

Distance

1.84km**RS** = Recent sale**UN** = Undisclosed Sale

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