

## 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

1 ARKINDALE PLACE 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

\$795,000

&

\$874,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

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

3 SHELURY PLACE FRANKSTON SOUTH VIC 3199	\$855,000	27-Jun-24
111 ROSEDALE GROVE FRANKSTON SOUTH VIC 3199	\$860,000	01-Aug-24
2 GOLDBOROUGH COURT FRANKSTON SOUTH VIC 3199	\$850,000	12-Sep-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: 25 October 2024



**3 SHELbury PLACE FRANKSTON  
 SOUTH VIC 3199**

 3  1  -

Sold Price

**\$855,000**

Sold Date

**27-Jun-24**

Distance

**0.25km**



**111 ROSEDALE GROVE FRANKSTON  
 SOUTH VIC 3199**

 3  2  2

Sold Price

**\$860,000**

Sold Date

**01-Aug-24**

Distance

**0.41km**



**2 GOLDBOROUGH COURT  
 FRANKSTON SOUTH VIC 3199**

 3  2  -

Sold Price

**\$850,000**

Sold Date

**12-Sep-24**

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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