

## 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

12A TOWER AVENUE FRANKSTON 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

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2B GORDON AVENUE FRANKSTON VIC 3199  | \$805,000 | 14-Jun-23 |
| 1B REDGDON AVENUE FRANKSTON VIC 3199 | \$800,000 | 12-Apr-23 |
|                                      |           |           |

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 July 2023



## 2B GORDON AVENUE FRANKSTON VIC 3199

Sold Price

<sup>RS</sup> \$805,000

Sold Date

14-Jun-23

 3  2  2

Distance

0.89km



## 1B REDGDON AVENUE FRANKSTON VIC 3199

Sold Price

\$800,000

Sold Date

12-Apr-23

 3  2  2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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