

## 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

8 ALBANY 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,158,000

Property type

House

Suburb

Frankston South

Period-from

01 Aug 2022

to

31 Jul 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 23 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199 | \$730,532 | 22-Apr-23 |
| 9 COOGEE AVENUE FRANKSTON VIC 3199            | \$740,000 | 09-Jun-23 |
| 27 BAYVIEW ROAD FRANKSTON VIC 3199            | \$725,000 | 29-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: 01 August 2023

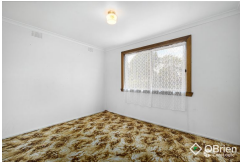


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**23 STRADBROKE AVENUE  
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price

**\$730,532**

Sold Date **22-Apr-23**

Distance **1.08km**



**9 COOGEE AVENUE FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$740,000**

Sold Date **09-Jun-23**

Distance **0.88km**



**27 BAYVIEW ROAD FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$725,000**

Sold Date **29-Apr-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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