

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 NORMAN AVENUE 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2023

to

31 May 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

5 NORMAN AVENUE FRANKSTON SOUTH VIC 3199	\$1,082,800	22-May-24
15 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$1,100,000	15-Mar-24
30 SEAVIEW ROAD FRANKSTON SOUTH VIC 3199	\$1,200,000	19-Mar-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: 07 June 2024

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5 NORMAN AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

^{RS}

\$1,082,800

Sold Date

22-May-24

3

1

2

Distance

0.08km



15 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199

Sold Price

\$1,100,000

Sold Date

15-Mar-24

4

3

2

Distance

0.3km



30 SEAVIEW ROAD FRANKSTON SOUTH VIC 3199

Sold Price

\$1,200,000

Sold Date

19-Mar-24

4

3

3

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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