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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$1,192,500	Pro	perty Type	House		Suburb	Frankston South
Period - From	01/04/2024	to	30/06/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	12 Bay Av MOUNT ELIZA 3930	\$3,075,000	26/05/2024
2	117 Humphries Rd FRANKSTON SOUTH 3199	\$2,430,000	08/09/2024
3	8 Gulls Way FRANKSTON SOUTH 3199	\$2,200,000	22/04/2024

OR

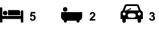
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2024 14:52









Property Type: House Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price June quarter 2024: \$1,192,500

Comparable Properties



12 Bay Av MOUNT ELIZA 3930 (REI)

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Price: \$3,075,000 Method: Private Sale Date: 26/05/2024 Property Type: House **Agent Comments**



117 Humphries Rd FRANKSTON SOUTH 3199

(REI)

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Price: \$2,430,000 Method: Private Sale Date: 08/09/2024 Property Type: House Land Size: 2422 sqm approx Agent Comments

Agent Comments



8 Gulls Way FRANKSTON SOUTH 3199 (REI)

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Method: Private Sale
Date: 22/04/2024

Price: \$2,200,000

Property Type: House (Res) Land Size: 1521 sqm approx





Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

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