

# 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

677 Nepean Highway, Frankston South Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,175,000

Property Type House

Suburb Frankston South

Period - From 14/02/2022

to

13/02/2023

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.

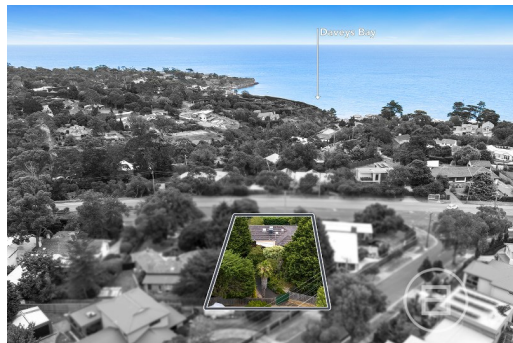
	Address of comparable property	Price	Date of sale
1	24 Norman Av FRANKSTON SOUTH 3199	\$1,400,000	05/12/2022
2	83 Fleetwood Cr FRANKSTON SOUTH 3199	\$1,250,000	08/12/2022
3	6 Thames St FRANKSTON SOUTH 3199	\$1,175,000	06/12/2022

**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 six months.~~

This Statement of Information was prepared on:

14/02/2023 16:52



4   
 3   
 4

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1017 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 14/02/2022 - 13/02/2023: \$1,175,000

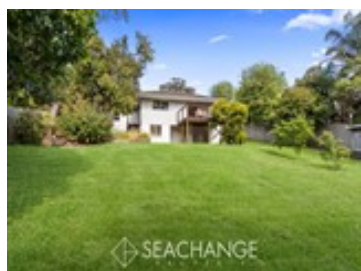
## Comparable Properties



**24 Norman Av FRANKSTON SOUTH 3199 (REI)** Agent Comments

4   
 2   
 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House  
**Land Size:** 906 sqm approx



**83 Fleetwood Cr FRANKSTON SOUTH 3199 (REI/VG)** Agent Comments

4   
 1   
 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 08/12/2022  
**Property Type:** House  
**Land Size:** 1038 sqm approx

**6 Thames St FRANKSTON SOUTH 3199 (VG)** Agent Comments

3   
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**Price:** \$1,175,000  
**Method:** Sale  
**Date:** 06/12/2022  
**Property Type:** House (Res)  
**Land Size:** 1019 sqm approx