

## 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

44 WOODLANDS GROVE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

9 BAYVIEW ROAD FRANKSTON VIC 3199

\$866,000

03-Aug-24

78 WILLIAMS STREET FRANKSTON VIC 3199

\$847,000

27-Apr-24

14 STANLEY STREET FRANKSTON VIC 3199

\$900,000

05-Jun-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: 20 September 2024

Rebecca Bassett

M 0402115585

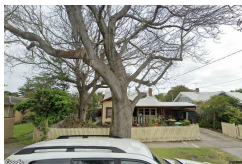
E sales.frankston@obrienrealestate.com.au

**9 BAYVIEW ROAD FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$866,000** Sold Date **03-Aug-24** 3  1  2Distance **0.28km****78 WILLIAMS STREET FRANKSTON  
VIC 3199**

Sold Price

**\$847,000** Sold Date **27-Apr-24** 3  1  -Distance **0.43km****14 STANLEY STREET FRANKSTON  
VIC 3199**

Sold Price

**\$900,000** Sold Date **05-Jun-24** 3  2  -Distance **1.83km****RS** = Recent sale**UN** = Undisclosed Sale

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