

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

2/11 TOWERHILL ROAD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2022

to

31 Dec 2022

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

5/29 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$655,000	28-Jul-22
3/78 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$700,000	10-Sep-22
2/86A KARS STREET FRANKSTON SOUTH VIC 3199	\$675,000	29-Sep-22

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: 04 January 2023



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**5/29 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$655,000** Sold Date **28-Jul-22**

Distance **0.47km**



**3/78 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

3 2 1

Sold Price **\$700,000** Sold Date **10-Sep-22**

Distance **0.67km**



**2/86A KARS STREET FRANKSTON
SOUTH VIC 3199**

2 1 1

Sold Price **\$675,000** Sold Date **29-Sep-22**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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