

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

3 Woodlands Grove 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

\$885,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2021

to

31 Dec 2021

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

2 Woodlands Grove Frankston VIC 3199	\$940,000	19-Aug-21
17 Jasper Terrace Frankston South VIC 3199	\$800,000	22-Sep-21

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 January 2022

Holly Bowman
P 97813366
M 0407113790
E hbowman@hockingstuart.com



2 Woodlands Grove Frankston VIC 3199

Sold Price

\$940,000

Sold Date

19-Aug-21

3

1

1

Distance

0.07km



17 Jasper Terrace Frankston South VIC 3199

Sold Price

\$800,000

Sold Date

22-Sep-21

3

1

3

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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