

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 AMBERLEY CRESCENT 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 2023

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

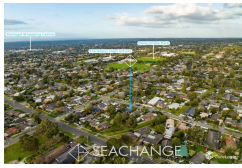
Date of sale

4 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199	\$925,000	12-Sep-23
24 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199	\$1,050,000	03-Aug-23
28 IDON AVENUE FRANKSTON SOUTH VIC 3199	\$1,050,000	16-Jun-23

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: 10 January 2024


**4 STRADBROKE AVENUE
FRANKSTON SOUTH VIC 3199**
 3  1  2

Sold Price

\$925,000

Sold Date

12-Sep-23

Distance

0.35km

**24 GOWRIE AVENUE FRANKSTON
SOUTH VIC 3199**
 3  2  4

Sold Price

\$1,050,000

Sold Date

03-Aug-23

Distance

0.09km

**28 IDON AVENUE FRANKSTON
SOUTH VIC 3199**
 3  2  3

Sold Price

Sold Date

16-Jun-23

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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