

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

1 PALMERSTON 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

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

14 PALMERSTON CRESCENT FRANKSTON SOUTH VIC 3199	\$1,350,000	10-Jul-24
14 NORMAN AVENUE FRANKSTON SOUTH VIC 3199	\$1,300,000	02-Jan-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: 09 September 2024

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**14 PALMERSTON CRESCENT
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price **\$1,350,000** Sold Date **10-Jul-24**

Distance **0.09km**



**14 NORMAN AVENUE FRANKSTON
SOUTH VIC 3199**

4 2 5

Sold Price **\$1,300,000** Sold Date **02-Jan-24**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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