

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

2/8 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2020

to

30 Sep 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

2/34 Ronald Avenue Frankston South VIC 3199	\$900,000	28-Jul-21
133 Kars Street Frankston South VIC 3199	\$943,000	10-May-21
11A Jasper Terrace Frankston South VIC 3199	\$950,000	16-Aug-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: 14 October 2021


2/34 Ronald Avenue Frankston South VIC 3199
 3  2  2

Sold Price

\$900,000

Sold Date

28-Jul-21

Distance

0.17km

133 Kars Street Frankston South VIC 3199
 3  2  2

Sold Price

\$943,000

Sold Date

10-May-21

Distance

0.69km

11A Jasper Terrace Frankston South VIC 3199
 3  2  2

Sold Price

\$950,000

Sold Date

16-Aug-21

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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