

## 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

9 BAYVIEW ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$885,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,250

Property type

House

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

118 FOOT STREET FRANKSTON SOUTH VIC 3199

\$862,500

22-Mar-24

15 MINCHA STREET FRANKSTON VIC 3199

\$840,000

27-Mar-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: 20 July 2024



**118 FOOT STREET FRANKSTON  
SOUTH VIC 3199**

 3  1  1

Sold Price **\$862,500** Sold Date **22-Mar-24**

Distance **1.02km**



**15 MINCHA STREET FRANKSTON  
VIC 3199**

 4  1  2

Sold Price **\$840,000** Sold Date **27-Mar-24**

Distance **0.78km**

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

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