

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

81A NURSERY AVENUE FRANKSTON 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

\$720,000

&

\$792,000

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

9B DALPURA CIRCUIT FRANKSTON VIC 3199	\$794,000	28-Mar-24
1/24 LARDNER ROAD FRANKSTON VIC 3199	\$765,000	07-Feb-24
3/6 LORRAINE STREET FRANKSTON VIC 3199	\$740,000	30-May-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: 29 July 2024

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**9B DALPURA CIRCUIT
FRANKSTON VIC 3199**
 3  2  1

Sold Price **\$794,000** Sold Date **28-Mar-24**

Distance **1.96km**

**1/24 LARDNER ROAD FRANKSTON
VIC 3199**
 3  2  1

Sold Price **\$765,000** Sold Date **07-Feb-24**

Distance **1.17km**

**3/6 LORRAINE STREET
FRANKSTON VIC 3199**
 3  2  1

Sold Price ^{RS} **\$740,000** Sold Date **30-May-24**

Distance **1.92km**
RS = Recent sale

UN = Undisclosed Sale

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