

## 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

11 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,020,000

### 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

2 BLAXLAND AVENUE FRANKSTON SOUTH VIC 3199	\$970,000	07-Mar-24
195-197 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$1,180,000	22-Mar-24
9 RALEON AVENUE FRANKSTON SOUTH VIC 3199	\$1,032,000	14-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: 02 September 2024

**2 BLAXLAND AVENUE  
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$970,000** Sold Date **07-Mar-24**Distance **0.23km****195-197 FRANKSTON-FLINDERS  
ROAD FRANKSTON SOUTH VIC  
3199**

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Sold Price **\$1,180,000** Sold Date **22-Mar-24**Distance **0.3km****9 RALEON AVENUE FRANKSTON  
SOUTH VIC 3199**

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Sold Price **\$1,032,000** Sold Date **14-May-24**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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