

## 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

1/37-38 HEATHERHILL 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

1/34 HIGHVIEW ROAD FRANKSTON VIC 3199	\$550,000	01-Oct-24
2/25 CATHERINE PARADE FRANKSTON VIC 3199	\$541,500	08-Jul-24
5/25-27 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$535,000	13-Jun-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: 18 October 2024

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**1/34 HIGHVIEW ROAD  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

<sup>RS</sup>
**\$550,000**

Sold Date

**01-Oct-24**

Distance

**0.41km**

**2/25 CATHERINE PARADE  
FRANKSTON VIC 3199**
 2    1    -

Sold Price

**\$541,500**

Sold Date

**08-Jul-24**

Distance

**1.71km**

**5/25-27 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

**\$535,000**

Sold Date

**13-Jun-24**

Distance

**1.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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