

## 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

80 YUILLE STREET FRANKSTON SOUTH 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Aug 2023

to

31 Jul 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

95 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$1,300,000	17-Jul-24
5 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199	\$1,431,500	10-Apr-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: 03 August 2024

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**95 SYCAMORE ROAD FRANKSTON  
SOUTH VIC 3199** 5  3  2

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date

**17-Jul-24**

Distance

**0.95km****5 STRADBROKE AVENUE  
FRANKSTON SOUTH VIC 3199** 3  2  1

Sold Price

**\$1,431,500**

Sold Date

**10-Apr-24**

Distance

**0.28km****RS** = Recent sale**UN** = Undisclosed Sale

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