

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

6/18 Sanders Road, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,500

Median sale price

Median price

\$691,500

Property Type

Townhouse

Suburb

Frankston South

Period - From

03/12/2023

to

02/12/2024

Source

Property Data

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 six 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	11/5 Sanders Rd FRANKSTON SOUTH 3199	\$688,000	31/08/2024
2	3 Magnolia Ct FRANKSTON 3199	\$700,000	08/08/2024
3			

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 six months.~~

This Statement of Information was prepared on:

03/12/2024 11:25



 3  2  2

Property Type: Unit
Land Size: 199 sqm approx
Agent Comments

Indicative Selling Price
\$699,500
Median Townhouse Price
03/12/2023 - 02/12/2024: \$691,500

Comparable Properties

11/5 Sanders Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments

 3  2  1

Price: \$688,000
Method:
Date: 31/08/2024
Property Type: Townhouse (Single)

3 Magnolia Ct FRANKSTON 3199 (REI)

Agent Comments

 3  2  2

Price: \$700,000
Method:
Date: 08/08/2024
Property Type: Townhouse (Single)

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 six months.

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