

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

6/1 THE GROVE FRANKSTON SOUTH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2022

to

31 Aug 2023

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

5/81-83 PLAYNE STREET FRANKSTON VIC 3199	\$603,500	03-Aug-23
3/645 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$610,000	17-Aug-23
2/617 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$675,000	11-Mar-23

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 2023



**5/81-83 PLAYNE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$603,500** Sold Date **03-Aug-23**

Distance **2.38km**



**3/645 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price ^{RS} **\$610,000** Sold Date **17-Aug-23**

Distance **0.28km**



**2/617 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**

 2  2  1

Sold Price **\$675,000** Sold Date **11-Mar-23**

Distance **0.12km**

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

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