

## 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

66 LAWSON AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2022

to

31 Jan 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 12 MANOR DRIVE FRANKSTON SOUTH VIC 3199    | \$1,125,000 | 03-Oct-22 |
| 16 BALMORAL COURT FRANKSTON SOUTH VIC 3199 | \$1,170,000 | 19-Nov-22 |
| 72 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199 | \$1,100,000 | 05-Sep-22 |

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 February 2023



**12 MANOR DRIVE FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,125,000** Sold Date **03-Oct-22**

Distance **2.37km**



**16 BALMORAL COURT  
FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,170,000** Sold Date **19-Nov-22**

Distance **2.49km**



**72 CULCAIRN DRIVE FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,100,000** Sold Date **05-Sep-22**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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