

## 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

2 BALAMARA COURT 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

\$1,695,000

&

\$1,865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2023

to

31 Aug 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

12 AMBLESIDE CLOSE FRANKSTON SOUTH VIC 3199	\$1,665,000	30-Jul-24
22 TETRAGONA WAY FRANKSTON SOUTH VIC 3199	\$1,850,000	11-May-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: 24 September 2024

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**12 AMBLESIDE CLOSE FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$1,665,000** <sup>UN</sup> Sold Date **30-Jul-24**  
 🛏️ 4 🚿 2 🚗 4 Distance **1.95km**



**22 TETRAGONA WAY FRANKSTON SOUTH VIC 3199** Sold Price **\$1,850,000** Sold Date **11-May-24**  
 🛏️ 4 🚿 2 🚗 2 Distance **0.62km**

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

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