

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

1/47 OVERPORT ROAD 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 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

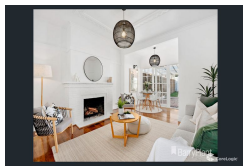
Date of sale

| | | |
|--|-----------|-----------|
| 2/13 KARS STREET FRANKSTON VIC 3199 | \$715,000 | 29-Aug-23 |
| 6/1 THE GROVE FRANKSTON SOUTH VIC 3199 | \$705,000 | 12-Sep-23 |
| 5/12-14 HIGH STREET FRANKSTON VIC 3199 | \$650,000 | 19-Aug-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: 17 January 2024


**2/13 KARS STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$715,000

Sold Date **29-Aug-23**

Distance **1.63km**

**6/1 THE GROVE FRANKSTON
SOUTH VIC 3199**
 2  1  1

Sold Price

\$705,000

Sold Date **12-Sep-23**

Distance **1.76km**

**5/12-14 HIGH STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$650,000

Sold Date **19-Aug-23**

Distance **1.88km**
RS = Recent sale

UN = Undisclosed Sale

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