

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	39 Hillcrest Road Frankston, 3199
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$780,000 & \$858,000
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### Median sale price

Median price	\$740,000	Property Type	HOUSE	Suburb	FRANKSTON
Period - From	01-Nov-2023	to	31-Oct-2024	Source	core logic

### Comparable property sales

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	103 YUILLE STREET FRANKSTON SOUTH VIC 3199	\$975,000	11-Oct-2024
2	68 OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$820,000	09-Oct-2024
3	7 MARGATE AVENUE FRANKSTON VIC 3199	\$952,500	24-Jul-2024

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