

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

266 FRANKSTON-FLINDERS 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

\$665,000

&

\$731,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Land

Suburb

Frankston South

Period-from

01 May 2021

to

30 Apr 2022

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

7/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$800,000	30-Dec-21
10/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$672,500	22-Feb-22
5/22 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$770,000	27-Apr-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: 03 May 2022



7/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199

Sold Price

\$800,000

Sold Date

30-Dec-21

3 3 1

Distance

1.01km



10/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199

Sold Price

\$672,500

Sold Date

22-Feb-22

2 2 1

Distance

1.03km



5/22 SANDERS ROAD FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$770,000**

Sold Date

27-Apr-22

3 2 2

Distance

1.19km



2/29 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199

Sold Price

\$730,000

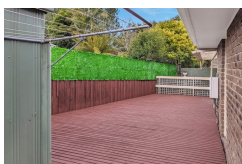
Sold Date

05-Dec-21

3 2 2

Distance

1.49km



3/11 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$650,000**

Sold Date

14-Apr-22

3 1 1

Distance

1.95km



4 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

\$765,000

Sold Date

22-Dec-21

3 1 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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