

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

8 ST IVES AVENUE 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2022

to

30 Sep 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

5 BARRIEDALE GROVE FRANKSTON SOUTH VIC 3199	\$1,712,000	01-Aug-23
66 ALICUDI AVENUE FRANKSTON SOUTH VIC 3199	\$1,680,000	29-May-23
144 HUMPHRIES ROAD MOUNT ELIZA VIC 3930	\$1,650,000	30-Apr-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.~~

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5 BARRIEDALE GROVE FRANKSTON SOUTH VIC 3199

7 3 8

Sold Price

RS

\$1,712,000

Sold Date

01-Aug-23

Distance

1.03km



66 ALICUDI AVENUE FRANKSTON SOUTH VIC 3199

5 3 4

Sold Price

\$1,680,000

Sold Date

29-May-23

Distance

0.21km



144 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

\$1,650,000

Sold Date

30-Apr-23

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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