

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

168 Kars Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2020

to

30 Jun 2021

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

62 Baden Powell Drive Frankston South VIC 3199	\$1,255,000	27-Feb-21
40 McComb Boulevard Frankston South VIC 3199	\$1,093,000	26-Feb-21
30 Harcourt Avenue Frankston South VIC 3199	\$1,205,000	13-Apr-21

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: 05 July 2021



62 Baden Powell Drive Frankston South VIC 3199

4 2 2

Sold Price

\$1,255,000

Sold Date

27-Feb-21

Distance

0.42km



40 McComb Boulevard Frankston South VIC 3199

4 2 2

Sold Price

\$1,093,000

Sold Date

26-Feb-21

Distance

0.62km



30 Harcourt Avenue Frankston South VIC 3199

4 2 2

Sold Price

^{RS} **\$1,205,000**

Sold Date

13-Apr-21

Distance

0.42km



1/8 Brighton Street Frankston South VIC 3199

4 2 2

Sold Price

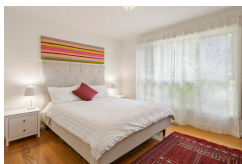
^{RS} **\$990,000** ^{UN}

Sold Date

20-Apr-21

Distance

0.15km



4 Woolston Drive Frankston South VIC 3199

4 2 2

Sold Price

\$998,500

Sold Date

25-Feb-21

Distance

0.29km



15 Neil Street Frankston South VIC 3199

4 2 2

Sold Price

^{RS} **\$1,330,000**

Sold Date

02-May-21

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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