

## 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 MARGATE AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 2024

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

180 HEATHERHILL ROAD FRANKSTON VIC 3199	\$637,500	24-Jan-24
12 YARRABEE COURT FRANKSTON VIC 3199	\$600,000	01-Jun-24

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: 04 June 2024


**180 HEATHERHILL ROAD  
FRANKSTON VIC 3199**
 3    2    1

Sold Price

**\$637,500**

Sold Date

**24-Jan-24**

Distance

**1.36km**

**12 YARRABEE COURT FRANKSTON  
VIC 3199**
 3    1    1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**01-Jun-24**

Distance

**1.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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