



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**24 Idon Avenue,  
FRANKSTON SOUTH 3199**

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$790,000 - \$869,000**

### Median sale price

Median **House** for **FRANKSTON SOUTH** for period **Apr 2017 - Mar 2018**

Sourced from **CoreLogic**.

**\$808,000**

### 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 the most comparable to the property for sale.

**7 Amberley Crescent,**  
Frankston South 3199

**Price \$795,000** Sold 27 May  
2017

**18 Amberley Crescent,**  
Frankston South 3199

**Price \$880,000** Sold 18  
December 2017

**16 Pratt Avenue,**  
Frankston South 3199

**Price \$830,000** Sold 25  
March 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

#### Biggin & Scott Frankston

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#### Contact agents

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**Biggin & Scott**