

# 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

12 Gairloch Drive, Frankston Vic 3199

### Indicative selling price

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

Single price

\$599,500

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Frankston

Period - From

01/07/2023

to

30/06/2024

Source

REIV

### 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 six 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
1	23 Wave St FRANKSTON 3199	\$625,000	12/03/2024
2	65 Dandenong-Frankston Rd DANDENONG 3175	\$610,000	07/03/2024
3	61 Orwil St FRANKSTON 3199	\$623,000	24/02/2024

**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 six months.~~

This Statement of Information was prepared on:

30/07/2024 12:08



 3  - 

**Property Type:** House (Res)

**Land Size:** 708 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$599,500

**Median House Price**

Year ending June 2024: \$740,000

## Comparable Properties

**23 Wave St FRANKSTON 3199 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$625,000

**Method:**

**Date:** 12/03/2024

**Property Type:** House

**65 Dandenong-Frankston Rd DANDENONG  
3175 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$610,000

**Method:**

**Date:** 07/03/2024

**Property Type:** House

**61 Orwil St FRANKSTON 3199 (REI)**

**Agent Comments**

 3  -  -

**Price:** \$623,000

**Method:**

**Date:** 24/02/2024

**Property Type:** House