Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 12 Gairloch Drive, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	I/underquot	ting		
Single price	e \$599,500							
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Ηοι	ise		Suburb	Frankston
Period - From	01/07/2023	to	30/06/2024		So	ource	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.

Ado	dress 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



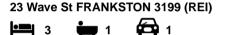




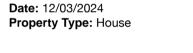


Property Type: House (Res) Land Size: 708 sqm approx Agent Comments Indicative Selling Price \$599,500 Median House Price Year ending June 2024: \$740,000

Comparable Properties



Agent Comments



Price: \$625,000 Method:

65 Dandenong-Frankston Rd DANDENONG Agent Comments 3175 (REI)



Price: \$610,000 Method: Date: 07/03/2024 Property Type: House

61 Orwil St FRANKSTON 3199 (REI)

Agent Comments



Price: \$623,000 Method: Date: 24/02/2024 Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366

propertydata



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