## 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

51 OVERPORT ROAD 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 \$900,000 & \$990,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,150,000	Prop	rty type House		Suburb	Frankston South	
Period-from	01 Mar 2023	to	29 Feb 2	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.

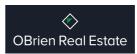
Address of comparable property	Price	Date of sale
12 FULHAM CLOSE FRANKSTON SOUTH VIC 3199	\$908,000	01-Mar-24
7 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199	\$925,000	16-Dec-23
21 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199	\$987,000	25-Nov-23

#### 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 March 2024





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12 FULHAM CLOSE FRANKSTON **SOUTH VIC 3199** 

Sold Price

\*\$908,000 Sold Date 01-Mar-24

Distance

0.64km



7 HERITAGE AVENUE FRANKSTON Sold Price SOUTH VIC 3199

**\$925,000** Sold Date **16-Dec-23** 

Distance 1.5km

21 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199

₾ 2

**=** 4

Sold Price

RS \$987,000 Sold Date 25-Nov-23

Distance 1.45km

15 TOWERHILL ROAD FRANKSTON Sold Price

SOUTH VIC 3199

**=** 4

₽ 2

**\$910,000** Sold Date

11-Jan-24

Distance

0.8km

**RS** = Recent sale

UN = Undisclosed Sale

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