

## 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 AMBLESIDE CLOSE FRANKSTON SOUTH 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

or range  
between

\$1,675,000

&

\$1,775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2023

to

30 Jun 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

1 THE HELM FRANKSTON SOUTH VIC 3199	\$1,830,000	13-Jun-24
141 OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$1,717,000	14-May-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: 18 July 2024



**1 THE HELM FRANKSTON SOUTH  
VIC 3199**

Sold Price <sup>RS</sup> **\$1,830,000** Sold Date **13-Jun-24**  
Distance **0.55km**

4 2 2



**141 OVERPORT ROAD FRANKSTON  
SOUTH VIC 3199**

Sold Price <sup>RS</sup> **\$1,717,000** <sup>UN</sup> Sold Date **14-May-24**  
Distance **0.43km**

4 2 2

**RS** = Recent sale      **UN** = Undisclosed Sale

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