

## 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

2/38 THE CREST 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/10 ARGYLE STREET FRANKSTON VIC 3199	\$750,000	25-Sep-23
14 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$680,000	24-Jun-23
3/76 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$675,000	20-Dec-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: 16 January 2024



**3/10 ARGYLE STREET FRANKSTON  
VIC 3199**

 3  1  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **25-Sep-23**

Distance **1.06km**

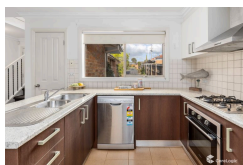


**14 SYCAMORE ROAD FRANKSTON  
SOUTH VIC 3199**

 3  1  2

Sold Price **\$680,000** Sold Date **24-Jun-23**

Distance **1.62km**



**3/76 SYCAMORE ROAD  
FRANKSTON SOUTH VIC 3199**

 3  1  2

Sold Price <sup>RS</sup> **\$675,000** Sold Date **20-Dec-23**

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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