

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

4 SMEATON COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2024

to

31 Jan 2025

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

8 SEWELL COURT FRANKSTON SOUTH VIC 3199	\$1,146,000	22-Jun-24
48 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$1,225,000	10-Dec-24
79 BROOKLYN AVENUE FRANKSTON VIC 3199	\$1,155,500	29-Nov-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: 21 February 2025

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**8 SEWELL COURT FRANKSTON
SOUTH VIC 3199**

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Sold Price **\$1,146,000** Sold Date **22-Jun-24**Distance **0.48km****48 SANDERS ROAD FRANKSTON
SOUTH VIC 3199**

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Sold Price ^{RS} **\$1,225,000** Sold Date **10-Dec-24**Distance **0.65km****79 BROOKLYN AVENUE
FRANKSTON VIC 3199**

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Sold Price ^{RS} **\$1,155,500** Sold Date **29-Nov-24**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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