

## 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

58 KAREELA ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 28 WILLOW ROAD FRANKSTON VIC 3199 | \$880,000 | 04-Dec-24 |
| 3 ALONZO COURT FRANKSTON VIC 3199 | \$895,000 | 18-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: 16 January 2025



**28 WILLOW ROAD FRANKSTON  
VIC 3199**

4 3 3

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date **04-Dec-24**

Distance **1.42km**



**3 ALONZO COURT FRANKSTON  
VIC 3199**

4 2 -

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date **18-Nov-24**

Distance **1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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