

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

8 Pine Hill Drive, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$740,000

Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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	15 Pine Hill Dr FRANKSTON 3199	\$765,500	08/11/2024
2	10 Wattle Dr FRANKSTON 3199	\$695,000	25/09/2024
3	21 The Trossachs FRANKSTON 3199	\$696,000	26/08/2024

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 six months.~~

This Statement of Information was prepared on:

05/12/2024 11:15



 3  1  2

Rooms: 5
Property Type: House
Land Size: 614 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending September 2024: \$740,000

Comparable Properties

15 Pine Hill Dr FRANKSTON 3199 (REI)

[Agent Comments](#)

 3  2  2

Price: \$765,500
Method:
Date: 08/11/2024
Property Type: House

10 Wattle Dr FRANKSTON 3199 (REI)

[Agent Comments](#)

 3  -  -

Price: \$695,000
Method:
Date: 25/09/2024
Property Type: House

21 The Trossachs FRANKSTON 3199 (REI)

[Agent Comments](#)

 3  1  2

Price: \$696,000
Method:
Date: 26/08/2024
Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366