Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Pine Hill Drive, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$680,000		&		\$740,000)		
Median sale p	rice							
Median price	\$740,000	Pro	Property Type		House		Suburb	Frankston
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress 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









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	
1 3 1 2 2 2		
Price: \$765,500		
Method: Date: 08/11/2024		
Property Type: House		
10 Wattle Dr FRANKSTON 3199 (REI)	Agent Comments	
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
Price: \$695,000		
Method:		
Date: 25/09/2024 Property Type: House		
21 The Trossachs FRANKSTON 3199 (REI)	Agent Comments	
1 2		
Price: \$696,000		
Method:		
Date: 26/08/2024 Property Type: House		
Property Type. House		

Account - Fosterfroling Real Estate | P: 03 9781 3366



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