

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

6 GENISTA STREET 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2023

to

31 Aug 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

3 BAYVIEW ROAD FRANKSTON VIC 3199	\$745,000	02-Sep-24
33 FROME AVENUE FRANKSTON VIC 3199	-	14-Aug-24
67 FOOT STREET FRANKSTON VIC 3199	\$680,000	28-Mar-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: 07 September 2024

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3 BAYVIEW ROAD FRANKSTON VIC 3199

 3  1  1

Sold Price

^{RS}

\$745,000

Sold Date

02-Sep-24

Distance

1km



33 FROME AVENUE FRANKSTON VIC 3199

 3  1  2

Sold Price

^{RS}

^{UN}

-

Sold Date

14-Aug-24

Distance

1.01km



67 FOOT STREET FRANKSTON VIC 3199

 3  2  1

Sold Price

\$680,000

Sold Date

28-Mar-24

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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