

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	64 Casuarina Drive, Frankston South, VIC 3199
Including suburb and postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$845,000	&	\$929,500
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Median sale price

Median price	\$1,160,000	Property Type	House	Suburb	Frankston South (3199)
Period - From	01/07/2023	to	30/06/2024	Source	Corelogic

Comparable property sales

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
3 SANDERS ROAD, FRANKSTON SOUTH VIC 3199	\$900,000	05/12/2023
7 HERITAGE AVENUE, FRANKSTON SOUTH VIC 3199	\$925,000	16/12/2023
69 MOUNT ERIN CRESCENT, FRANKSTON SOUTH VIC 3199	\$940,000	25/08/2023

This Statement of Information was prepared on: 31/07/2024