

## 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 GULLS WAY FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,108,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2023

to

31 Mar 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

5 GULLS WAY FRANKSTON SOUTH VIC 3199	\$2,100,000	15-Dec-23
8A MEADOW LANE MOUNT ELIZA VIC 3930	\$2,000,000	24-Feb-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 April 2024

Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



**5 GULLS WAY FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **15-Dec-23**

4 3 2

Distance **0.14km**



**8A MEADOW LANE MOUNT ELIZA VIC 3930** Sold Price **\$2,000,000** Sold Date **24-Feb-24**

5 3 2

Distance **1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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