

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

1/24 JAMBOREE AVENUE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2024

to

31 Dec 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

2/7 HELEN STREET FRANKSTON VIC 3199	\$730,000	08-Nov-24
4/18 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$740,000	22-Nov-24
2/37 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$654,000	24-Sep-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: 10 January 2025

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**2/7 HELEN STREET FRANKSTON
VIC 3199**

Sold Price

RS

\$730,000Sold Date **08-Nov-24**

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Distance **0.89km****4/18 GRANGE ROAD FRANKSTON
SOUTH VIC 3199**

Sold Price

RS

\$740,000Sold Date **22-Nov-24**

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Distance **1.33km****2/37 HOADLEY AVENUE
FRANKSTON SOUTH VIC 3199**

Sold Price

\$654,000Sold Date **24-Sep-24**

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Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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