

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

45 MOUNT ERIN CRESCENT 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2023

to

31 May 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 KIM CLOSE FRANKSTON SOUTH VIC 3199	\$1,212,500	17-May-24
65 LAWSON AVENUE FRANKSTON SOUTH VIC 3199	\$1,290,000	11-Feb-24
6 BALMORAL COURT FRANKSTON SOUTH VIC 3199	\$1,265,000	01-May-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: 27 June 2024

Juan Merchan
 M 0425728670
 E juan@merchan.com.au



**5 KIM CLOSE FRANKSTON SOUTH
 VIC 3199**

Sold Price

^{RS} **\$1,212,500** Sold Date **17-May-24**

5 3 2

Distance **0.78km**



**65 LAWSON AVENUE FRANKSTON
 SOUTH VIC 3199**

Sold Price

\$1,290,000 Sold Date **11-Feb-24**

3 2 2

Distance **0.97km**



**6 BALMORAL COURT FRANKSTON
 SOUTH VIC 3199**

Sold Price

^{RS} **\$1,265,000** Sold Date **01-May-24**

4 2 2

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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