

## 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

28 MANOR DRIVE 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

\$1,150,000

&

\$1,260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2023

to

30 Sep 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

6 BALMORAL COURT FRANKSTON SOUTH VIC 3199	\$1,265,000	29-Apr-24
7 COLBERT COURT FRANKSTON SOUTH VIC 3199	\$1,210,000	20-Aug-24
23 COLBERT COURT FRANKSTON SOUTH VIC 3199	\$1,355,000	08-Jul-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: 01 October 2024



## 6 BALMORAL COURT FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price

**\$1,265,000**

Sold Date

**29-Apr-24**

Distance

**0.16km**



## 7 COLBERT COURT FRANKSTON SOUTH VIC 3199

6 3 2

Sold Price

<sup>RS</sup> **\$1,210,000** <sup>UN</sup>

Sold Date

**20-Aug-24**

Distance

**0.37km**



## 23 COLBERT COURT FRANKSTON SOUTH VIC 3199

5 3 2

Sold Price

<sup>RS</sup> **\$1,355,000**

Sold Date

**08-Jul-24**

Distance

**0.38km**



## 66 MANOR DRIVE FRANKSTON SOUTH VIC 3199

6 3 2

Sold Price

**\$1,300,000**

Sold Date

**05-Apr-24**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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