

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

2/19 INGLIS AVENUE FRANKSTON 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/287 NEPEAN HIGHWAY SEAFORD VIC 3198	\$726,000	07-Jul-23
11A TOWER AVENUE FRANKSTON VIC 3199	\$765,000	22-May-23
204 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$677,500	10-May-23

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: 06 October 2023



**4/287 NEPEAN HIGHWAY
SEAFORD VIC 3198**

3 2 2

Sold Price

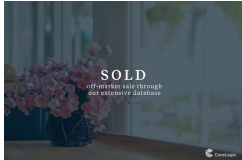
\$726,000

Sold Date

07-Jul-23

Distance

0.47km



**11A TOWER AVENUE FRANKSTON
VIC 3199**

3 2 2

Sold Price

\$765,000

Sold Date

22-May-23

Distance

0.99km



**204 FRANKSTON-DANDENONG
ROAD SEAFORD VIC 3198**

3 2 2

Sold Price

\$677,500

Sold Date

10-May-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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