

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

2/8 ST JOHNS 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

or range
between

\$575,000

&

\$632,500

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

3/645 NEPEAN HIGHWAY FRANKSTON SOUTH VIC 3199	\$610,000	11-Aug-23
1/12 ST JOHNS AVENUE FRANKSTON VIC 3199	\$615,000	18-Oct-22
7/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$589,000	28-Apr-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: 19 October 2023


**3/645 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**
 2  1  1

Sold Price

\$610,000

Sold Date

11-Aug-23

Distance

2.99km

**1/12 ST JOHNS AVENUE
FRANKSTON VIC 3199**
 2  1  2

Sold Price

\$615,000

Sold Date

18-Oct-22

Distance

0.04km

**7/11 CULCAIRN DRIVE FRANKSTON
SOUTH VIC 3199**
 2  2  1

Sold Price

\$589,000

Sold Date

28-Apr-23

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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