

## 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

5/102 SYCAMORE ROAD 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

\$760,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,500

Property type

Unit

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

2/28 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$765,000	14-Feb-24
46 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$790,000	15-Mar-24
3/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$795,000	29-Feb-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: 21 June 2024



**2/28 HOADLEY AVENUE  
FRANKSTON SOUTH VIC 3199**

Sold Price **\$765,000** Sold Date **14-Feb-24**

3 2 2

Distance **1.17km**



**46 SYCAMORE ROAD FRANKSTON  
SOUTH VIC 3199**

Sold Price **\$790,000** Sold Date **15-Mar-24**

3 2 2

Distance **0.54km**



**3/5 DIOSMA COURT FRANKSTON  
SOUTH VIC 3199**

Sold Price **\$795,000** Sold Date **29-Feb-24**

3 2 2

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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