

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

36A GRANGE ROAD 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

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Frankston South

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

4/1 THE GROVE FRANKSTON SOUTH VIC 3199	\$920,000	15-Sep-23
2/19 DENBIGH STREET FRANKSTON VIC 3199	\$837,000	08-Jun-23
3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$838,000	01-Oct-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: 17 October 2023

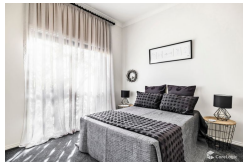


4/1 THE GROVE FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price ^{RS} \$920,000 Sold Date 15-Sep-23

Distance 0.3km



2/19 DENBIGH STREET FRANKSTON VIC 3199

3 2 2

Sold Price \$837,000 Sold Date 08-Jun-23

Distance 1.37km



3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price ^{RS} \$838,000 Sold Date 01-Oct-23

Distance 0.7km

RS = Recent sale UN = Undisclosed Sale

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