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

36 MARAMA DRIVE 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 \$830,000 & \$910,000	Single Price		or range between	\$830,000	&	\$910,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,141,000	Prop	erty type	House		Suburb	Frankston South
Period-from	01 Mar 2023	to	29 Feb 2	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.

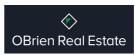
Address of comparable property	Price	Date of sale
82 YUILLE STREET FRANKSTON SOUTH VIC 3199	\$881,000	07-Oct-23
7 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199	\$895,000	14-Oct-23
12 JAMBOREE AVENUE FRANKSTON SOUTH VIC 3199	\$885,000	22-Feb-24

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: 20 March 2024





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



82 YUILLE STREET FRANKSTON SOUTH VIC 3199

⇔ 2

Sold Price

\$881,000 Sold Date 07-Oct-23

0.07km Distance



7 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199

■ 3

□ 3

₾ 1

Sold Price

\$895,000 Sold Date **14-Oct-23**

Distance 0.21km



12 JAMBOREE AVENUE FRANKSTON SOUTH VIC 3199

■ 3

⇔2

Sold Price

**\$\$85,000 UN Sold Date 22-Feb-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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