

## 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

68 OVERPORT 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

\$785,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Aug 2023

to

31 Jul 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

9 JAPONICA GROVE FRANKSTON SOUTH VIC 3199	\$770,000	24-Feb-24
19 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	\$855,000	28-Sep-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.

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## 9 JAPONICA GROVE FRANKSTON SOUTH VIC 3199

3 1 -

Sold Price

**\$770,000**

Sold Date

**24-Feb-24**

Distance

**0.23km**



## 19 BAILEYANA STREET FRANKSTON SOUTH VIC 3199

3 1 1

Sold Price

**\$855,000**

Sold Date

**28-Sep-23**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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