

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

2/62A BADEN POWELL 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Sep 2021

to

31 Aug 2022

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

6/29 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$775,000	02-Sep-22
2/29 DENBIGH STREET FRANKSTON VIC 3199	\$785,000	21-Sep-22
5/22 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$765,900	21-Apr-22

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: 30 September 2022



**6/29 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price

^{RS}

\$775,000

Sold Date

02-Sep-22

Distance

1.98km



**2/29 DENBIGH STREET
FRANKSTON VIC 3199**

3 2 2

Sold Price

^{RS}

\$785,000

Sold Date

21-Sep-22

Distance

2.03km



**5/22 SANDERS ROAD FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price

\$765,900

Sold Date

21-Apr-22

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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