

## 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

24 NORMAN AVENUE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2021

to

30 Sep 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

31 DUNSTAN STREET FRANKSTON SOUTH VIC 3199	\$1,610,000	27-Sep-22
1 VIOLET STREET FRANKSTON SOUTH VIC 3199	\$1,480,000	22-Oct-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: 28 October 2022



## 31 DUNSTAN STREET FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price <sup>RS</sup> **\$1,610,000** <sup>UN</sup> Sold Date **27-Sep-22**

Distance **0.11km**



## 1 VIOLET STREET FRANKSTON SOUTH VIC 3199

 3  2  4

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **22-Oct-22**

Distance **1.33km**

**RS** = Recent sale **UN** = Undisclosed Sale

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