# 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

34 PEMBROKE AVENUE FRANKSTON 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	\$730,000	&	\$790,000
Single Price	between	\$730,000	α	\$790,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$741,250	Prope	erty type	type House		Suburb	Frankston
Period-from	01 Jul 2023	to	30 Jun 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.

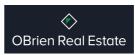
Address of comparable property	Price	Date of sale
27 WHITFORD WAY FRANKSTON VIC 3199	\$760,000	09-Mar-24
5 GISELLE COURT FRANKSTON VIC 3199	\$807,000	16-Feb-24
6 CATALINA COURT FRANKSTON VIC 3199	\$770,000	06-May-24

#### 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: 15 July 2024





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27 WHITFORD WAY FRANKSTON Sold Price VIC 3199

\$760,000 Sold Date 09-Mar-24

Distance

0.92km



**5 GISELLE COURT FRANKSTON** VIC 3199

Sold Price

\$807,000 Sold Date 16-Feb-24

Distance

0.41km



6 CATALINA COURT FRANKSTON Sold Price

\$770,000 Sold Date 06-May-24

Distance

1.05km

VIC 3199 **■** 3

**=** 4

**=** 3

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**RS** = Recent sale

UN = Undisclosed Sale

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