

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 The Heights 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

\$835,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2021

to

31 Jan 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

11A Jasper Terrace Frankston South VIC 3199	\$950,000	16-Aug-21
43 Pratt Avenue Frankston South VIC 3199	\$940,000	11-Dec-21
2 Tara Drive Frankston VIC 3199	\$945,000	31-Jan-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: 07 February 2022



11A Jasper Terrace Frankston South VIC 3199

3 2 2

Sold Price

\$950,000

Sold Date

16-Aug-21

Distance

0.23km



43 Pratt Avenue Frankston South VIC 3199

4 1 2

Sold Price

^{RS} **\$940,000**

Sold Date

11-Dec-21

Distance

0.59km



2 Tara Drive Frankston VIC 3199

3 1 5

Sold Price

^{RS} **\$945,000**

Sold Date

31-Jan-22

Distance

0.63km



57 Woolston Drive Frankston South VIC 3199

3 1 1

Sold Price

\$950,000

Sold Date

16-Nov-21

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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