

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

3/102 SYCAMORE ROAD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/11 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199	\$707,000	01-Feb-23
17 SUMMIT ROAD FRANKSTON VIC 3199	\$752,000	21-Jan-23
6/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$790,000	07-Feb-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.~~

This Statement of Information was prepared on: 18 April 2023


**2/11 TOWERHILL ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price **\$707,000** Sold Date **01-Feb-23**
 3  1  1

Distance **0.84km**

**17 SUMMIT ROAD FRANKSTON VIC
3199**

Sold Price **\$752,000** Sold Date **21-Jan-23**
 3  1  2

Distance **0.94km**

**6/102 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price **\$790,000** Sold Date **07-Feb-23**
 3  2  2

Distance **0.04km**
RS = Recent sale

UN = Undisclosed Sale

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