

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

3/76 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Oct 2022

to

30 Sep 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

1/94 HEATHERHILL ROAD FRANKSTON VIC 3199	\$650,000	28-Apr-23
14 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$680,000	24-Sep-23
3/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$650,000	05-Aug-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: 24 October 2023



**1/94 HEATHERHILL ROAD
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$650,000** Sold Date **28-Apr-23**

Distance **1.59km**



**14 SYCAMORE ROAD FRANKSTON
SOUTH VIC 3199**

3 1 2

Sold Price ^{RS} **\$680,000** Sold Date **24-Sep-23**

Distance **0.58km**



**3/102 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

2 2 1

Sold Price **\$650,000** Sold Date **05-Aug-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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