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

53B HUMPHRIES 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	\$1,100,000	&	\$1,200,000)
Single Price		\$1,100,000	&	\$1,200	,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,170,000	Prop	erty type		House	Suburb	Frankston South
Period-from	01 Oct 2023	to	30 Sep 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
8 NORMAN AVENUE FRANKSTON SOUTH VIC 3199	\$1,100,000	28-Jun-24
117 ROSEDALE GROVE FRANKSTON SOUTH VIC 3199	\$1,150,000	18-Oct-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: 30 October 2024





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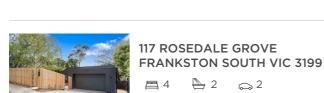


8 NORMAN AVENUE FRANKSTON Sold Price **SOUTH VIC 3199**

RS \$1,100,000 Sold Date 28-Jun-24

Distance

0.6km



117 ROSEDALE GROVE

₾ 2

₾ 2

4

⇔ 2

Sold Price

RS \$1,150,000 Sold Date 18-Oct-24

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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