

## 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

87-89 NURSERY AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

8 GRAEME STREET FRANKSTON VIC 3199	\$637,500	04-Oct-22
10 BALLYMORE COURT FRANKSTON VIC 3199	\$670,000	06-Oct-22
198 CRANBOURNE ROAD FRANKSTON VIC 3199	\$650,000	01-Oct-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: 17 March 2023



**8 GRAEME STREET FRANKSTON  
VIC 3199**

 3  1  2

Sold Price **\$637,500** Sold Date **04-Oct-22**

Distance **0.79km**



**10 BALLYMORE COURT  
FRANKSTON VIC 3199**

 3  1  4

Sold Price **\$670,000** Sold Date **06-Oct-22**

Distance **0.92km**



**198 CRANBOURNE ROAD  
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$650,000** Sold Date **01-Oct-22**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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