

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

8 QUAMBY AVENUE FRANKSTON 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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 ILLAWARRA CLOSE FRANKSTON VIC 3199	\$900,000	27-Aug-24
11 QUAMBY AVENUE FRANKSTON VIC 3199	\$900,000	14-May-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: 01 October 2024



8 ILLAWARRA CLOSE FRANKSTON VIC 3199 Sold Price **\$900,000** Sold Date **27-Aug-24**

 3  2  -

Distance **0.53km**



11 QUAMBY AVENUE FRANKSTON VIC 3199 Sold Price

Sold Date **14-May-24**

 4  2  2

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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