

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

2 JAPONICA GROVE 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 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

1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$792,500	08-Dec-23
3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$838,000	20-Sep-23
2/13 MUIR STREET FRANKSTON VIC 3199	\$803,000	13-Oct-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 January 2024


1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$792,500** Sold Date **08-Dec-23**
 3  2  2

Distance **0.16km**

3/97 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$838,000** Sold Date **20-Sep-23**
 3  1  2

Distance **1.42km**

2/13 MUIR STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$803,000** ^{UN} Sold Date **13-Oct-23**
 3  2  2

Distance **1.49km**
RS = Recent sale

UN = Undisclosed Sale

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