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

5 RALEON AVENUE 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 \$890,000 & \$979,000	Single Price	ce	or range between	\$890,000	&	\$979,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$749,000	Prop	erty type	Unit		Suburb	Frankston South
Period-from	01 Mar 2023	to	29 Feb 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.

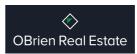
Address of comparable property	Price	Date of sale
69 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199	\$940,000	25-Aug-23
191 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$943,000	10-Oct-23
11 CORREA GROVE FRANKSTON SOUTH VIC 3199	\$941,500	19-Aug-23

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: 26 March 2024





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69 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199

₩ 3 ⇔ 2 Sold Price

\$940,000 Sold Date **25-Aug-23**

Distance 0.27km



191 FRANKSTON-FLINDERS ROAD Sold Price

FRANKSTON SOUTH VIC 3199

\$943,000 Sold Date **10-Oct-23**

Distance 0.34km



11 CORREA GROVE FRANKSTON SOUTH VIC 3199

₽ 2 aggregation 2

₽ 2

Sold Price

\$941,500 Sold Date **19-Aug-23**

Distance 0.39km



1 LUKE COURT FRANKSTON SOUTH VIC 3199

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₽ 2

\$ 2

Sold Price s,1,020,000 N Sold Date 15-Jan-24

Distance 0.3km



2 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199

₽ 2

Sold Price

*\$996,000 Sold Date 19-Feb-24

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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