

## 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

4 BALAMARA COURT FRANKSTON SOUTH 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

\$1,390,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2022

to

31 Jan 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 206 HUMPHRIES ROAD MOUNT ELIZA VIC 3930       | \$1,360,000 | 10-Dec-22 |
| 16 MABERLEY CRESCENT FRANKSTON SOUTH VIC 3199 | \$1,405,000 | 21-Sep-22 |
| 78 WINONA ROAD MOUNT ELIZA VIC 3930           | \$1,630,000 | 07-Sep-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: 23 February 2023



**206 HUMPHRIES ROAD MOUNT  
ELIZA VIC 3930**

 4  2  4

Sold Price **\$1,360,000** Sold Date **10-Dec-22**

Distance **0.82km**



**16 MABERLEY CRESCENT  
FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,405,000** Sold Date **21-Sep-22**

Distance **1.17km**



**78 WINONA ROAD MOUNT ELIZA  
VIC 3930**

 4  2  3

Sold Price **\$1,630,000** Sold Date **07-Sep-22**

Distance **1.42km**

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

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