

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

1/32 PINE HILL DRIVE 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

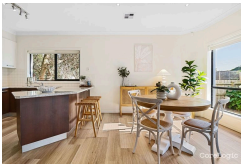
Date of sale

4/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$775,000	23-Sep-24
1/7 REID STREET FRANKSTON VIC 3199	\$775,000	15-Aug-24
7 ASHLEIGH STREET FRANKSTON VIC 3199	\$780,000	05-Aug-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: 26 November 2024



4/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199 Sold Price

\$775,000 Sold Date **23-Sep-24**

3 2 2

Distance **1.48km**



1/7 REID STREET FRANKSTON VIC 3199 Sold Price

Sold Date **15-Aug-24**

3 2 1

Distance **2.07km**



7 ASHLEIGH STREET FRANKSTON VIC 3199 Sold Price

^{RS} **\$780,000** Sold Date **05-Aug-24**

3 2 2

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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