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 KIM CLOSE 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	\$750,000	&	\$825,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,160,000	Prope	erty type	House		Suburb	Frankston South
Period-from	01 Jul 2023	to	30 Jun 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.

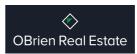
Address of comparable property	Price	Date of sale	
53 LAWSON AVENUE FRANKSTON SOUTH VIC 3199	\$760,000	20-May-24	
131 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$845,000	14-Apr-24	
26 WATSON STREET FRANKSTON SOUTH VIC 3199	\$780,000	13-Mar-24	

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: 24 July 2024





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53 LAWSON AVENUE FRANKSTON Sold Price SOUTH VIC 3199

RS \$760,000 Sold Date 20-May-24

= 3

= 3

₾ 2 ⇔ 2

₾ 2

Distance

0.16km



131 CASUARINA DRIVE **FRANKSTON SOUTH VIC 3199**

\$ 2

Sold Price

\$845,000 Sold Date 14-Apr-24

Distance 0.43km



26 WATSON STREET FRANKSTON Sold Price SOUTH VIC 3199

\$ 2

\$780,000 Sold Date 13-Mar-24

Distance 0.73km

RS = Recent sale

UN = Undisclosed Sale

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