

## 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

13 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2023

to

30 Nov 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

3 WARRINGA ROAD FRANKSTON SOUTH VIC 3199	\$975,000	21-Sep-24
103 YUILLE STREET FRANKSTON SOUTH VIC 3199	\$975,000	11-Oct-24
79 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199	\$950,000	14-Sep-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: 02 December 2024



## 3 WARRINGA ROAD FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price

**\$975,000**

Sold Date

**21-Sep-24**

Distance

**0.52km**



## 103 YUILLE STREET FRANKSTON SOUTH VIC 3199

3 1 1

Sold Price

Sold Date

**11-Oct-24**

Distance

**0.84km**



## 79 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199

3 1 1

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**14-Sep-24**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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