

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

55 Baden Powell Drive, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Frankston South

Period - From 01/10/2021

to 31/12/2021

Source REIV

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 six 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
1	45 Humphries Rd FRANKSTON SOUTH 3199	\$1,375,000	07/10/2021
2			
3			

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 six months.~~

This Statement of Information was prepared on:

02/03/2022 15:58

55 Baden Powell Drive, Frankston South Vic 3199

JAMES CROWDER
COMMUNITY REAL ESTATE

James Crowder
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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2021: \$1,210,000



4 3 3

Property Type: House

Land Size: 1167 sqm approx

Agent Comments

Comparable Properties

45 Humphries Rd FRANKSTON SOUTH 3199
(VG)

Agent Comments

4 - -

Price: \$1,375,000

Method: Sale

Date: 07/10/2021

Property Type: House (Res)

Land Size: 1003 sqm approx

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 six months.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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