Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	55 Baden Powell Drive, Frankston South Vic 3199
Including suburb and	

Including suburb and postcode

Indicative selling price

Property offered for sale

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

Range between \$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,210,000	Pro	perty 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 sixmonths 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			

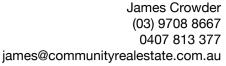
OR

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







Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price**

December quarter 2021: \$1,210,000

Agent Comments





Property Type: House Land Size: 1167 sqm approx

Agent Comments

Comparable Properties

45 Humphries Rd FRANKSTON SOUTH 3199

(VG)

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.



