

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

1/80 MCCOMB BOULEVARD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2024

to

31 Dec 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

2/9 BADEN POWELL DRIVE FRANKSTON SOUTH VIC 3199	\$695,000	30-Oct-24
1/28 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$730,000	16-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: 10 January 2025

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**2/9 BADEN POWELL DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 -

Sold Price **\$695,000** Sold Date **30-Oct-24**Distance **0.65km****1/28 HOADLEY AVENUE
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$730,000** Sold Date **16-Sep-24**Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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