

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	217 Heatherhill Road, Frankston, VIC 3199
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Indicative selling price

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

Price Range	\$770,000	&	\$840,000
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Median sale price

Median price	\$740,000	Property Type	House	Suburb	Frankston (3199)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

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
34 PEMBROKE AVENUE, FRANKSTON VIC 3199	\$770,000	22/07/2024
56 BROOKLYN AVENUE, FRANKSTON VIC 3199	\$818,000	21/04/2024
5 ILLAWARRA CLOSE, FRANKSTON VIC 3199	\$847,500	15/05/2024

This Statement of Information was prepared on: 11/10/2024