

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

14 Abelia Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$675,000

&

\$715,000

Median sale price

Median price \$703,750

Property Type Townhouse

Suburb Frankston

Period - From 14/09/2023

to

13/09/2024

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	3 Magnolia Ct FRANKSTON 3199	\$700,000	08/08/2024
2	1/12 Coogee Av FRANKSTON 3199	\$720,000	01/05/2024
3	11 Abelia Av FRANKSTON 3199	\$700,000	10/04/2024

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:

14/09/2024 17:42



Property Type: House
Land Size: 187 sqm approx
Agent Comments

Comparable Properties



3 Magnolia Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 08/08/2024
Property Type: Townhouse (Single)
Land Size: 193 sqm approx



1/12 Coogee Av FRANKSTON 3199 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 01/05/2024
Property Type: Unit
Land Size: 385 sqm approx



11 Abelia Av FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 10/04/2024
Property Type: Townhouse (Single)
Land Size: 157 sqm approx