

## 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

24 HUDSON AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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 PANMURE STREET FRANKSTON VIC 3199	\$780,000	29-Jul-24
6 CATALINA COURT FRANKSTON VIC 3199	\$770,000	06-May-24
8 DRYSDALE AVENUE FRANKSTON VIC 3199	\$790,000	10-Apr-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: 24 September 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


**2 PANMURE STREET FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup>
**\$780,000**

Sold Date

**29-Jul-24**


3



2



2

Distance

**0.54km**

**6 CATALINA COURT FRANKSTON  
VIC 3199**

Sold Price

**\$770,000**

Sold Date

**06-May-24**


3



2



2

Distance

**1.17km**

**8 DRYSDALE AVENUE  
FRANKSTON VIC 3199**

Sold Price

**\$790,000**

Sold Date

**10-Apr-24**


3



2



2

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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