

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

2 EMERSON CLOSE FRANKSTON 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

41 CARRAMAR DRIVE FRANKSTON VIC 3199	\$727,500	18-Jan-25
12 LUCERNE CRESCENT FRANKSTON VIC 3199	\$750,000	04-Feb-25
93 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$735,000	06-Jan-25

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.~~

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41 CARRAMAR DRIVE FRANKSTON VIC 3199 Sold Price

^{RS} **\$727,500** Sold Date **18-Jan-25**

3 1 2

Distance **0.14km**



12 LUCERNE CRESCENT FRANKSTON VIC 3199 Sold Price

^{RS} **\$750,000** Sold Date **04-Feb-25**

3 2 2

Distance **0.51km**



93 RAPHAEL CRESCENT FRANKSTON VIC 3199 Sold Price

^{RS} **\$735,000** Sold Date **06-Jan-25**

3 1 -

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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