

## 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

2/1 KARS STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/3-5 KARS STREET FRANKSTON VIC 3199	\$710,000	17-Oct-21
1/16 NOLAN STREET FRANKSTON VIC 3199	\$700,000	18-Jul-21

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: 07 November 2022



**2/3-5 KARS STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$710,000**

Sold Date

**17-Oct-21**

Distance

**0.02km**



**1/16 NOLAN STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$700,000**

Sold Date

**18-Jul-21**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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