

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

46 MANOR DRIVE FRANKSTON SOUTH 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

\$989,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2021

to

30 Sep 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

10 HEATHWREN CLOSE FRANKSTON SOUTH VIC 3199	\$1,150,600	07-Feb-22
14 HIGHLAND DRIVE FRANKSTON SOUTH VIC 3199	\$1,065,000	29-Mar-22
37 ESCARPMENT DRIVE FRANKSTON SOUTH VIC 3199	\$1,125,000	08-Oct-22

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: 25 October 2022

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**10 HEATHWREN CLOSE
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price **\$1,150,600** Sold Date **07-Feb-22**

Distance **0.43km**



**14 HIGHLAND DRIVE FRANKSTON
SOUTH VIC 3199**

4 2 2

Sold Price **\$1,065,000** Sold Date **29-Mar-22**

Distance **1.06km**



**37 ESCARPMENT DRIVE
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price ^{RS} **\$1,125,000** Sold Date **08-Oct-22**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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