

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

156 Frankston-Dandenong Road, Seaford Vic 3198

Indicative selling price

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

Range between

\$580,000

&

\$635,000

Median sale price

Median price

\$893,750

Property Type

House

Suburb

Seaford

Period - From

01/01/2024

to

31/03/2024

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	61 Orwil St FRANKSTON 3199	\$630,000	03/04/2024
2	8 Nodding Av FRANKSTON NORTH 3200	\$629,000	11/04/2024
3	8 Mallee St FRANKSTON NORTH 3200	\$612,612	24/04/2024

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:

16/05/2024 10:39



 2  1  2

Property Type: House
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$635,000
Median House Price
March quarter 2024: \$893,750

Comparable Properties



61 Orwil St FRANKSTON 3199 (REI)

Agent Comments

 3  1  1

Price: \$630,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 682 sqm approx



8 Nodding Av FRANKSTON NORTH 3200 (REI) **Agent Comments**

 3  1  1

Price: \$629,000
Method: Private Sale
Date: 11/04/2024
Property Type: House (Res)
Land Size: 584 sqm approx



8 Mallee St FRANKSTON NORTH 3200 (REI) **Agent Comments**

 3  1  2

Price: \$612,612
Method: Private Sale
Date: 24/04/2024
Property Type: House (Res)
Land Size: 599 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216