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

1/39 Jacana Avenue, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$510,500	Pro	operty Type	Unit			Suburb	Frankston
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6A Alice Gr FRANKSTON 3199	\$575,000	22/07/2024
2	1/92 Hillcrest Rd FRANKSTON 3199	\$540,000	02/07/2024
3	1/174 Cranbourne Rd FRANKSTON 3199	\$600,000	12/06/2024

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:

26/09/2024 12:49









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending June 2024: \$510,500

Comparable Properties

6A Alice Gr FRANKSTON 3199 (REI)



Price: \$575,000 Method: Date: 22/07/2024 Property Type: Unit Agent Comments

1/92 Hillcrest Rd FRANKSTON 3199 (REI)

Agent Comments



Price: \$540,000 Method: Date: 02/07/2024 Property Type: Unit

1/174 Cranbourne Rd FRANKSTON 3199 (REI) Agent Comments



Price: \$600,000 Method: Date: 12/06/2024 Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366

propertydata



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