

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 LOCHABER AVENUE 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 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

5 LOCHABER AVENUE FRANKSTON VIC 3199	\$765,000	29-Oct-24
32 THE TROSSACHS FRANKSTON VIC 3199	\$755,000	14-Nov-24
5 LEFEVRE COURT FRANKSTON VIC 3199	\$810,000	18-Dec-24

OR

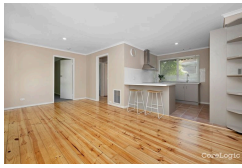
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2025

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**5 LOCHABER AVENUE
FRANKSTON VIC 3199**

 3  2  1

Sold Price

\$765,000

Sold Date

29-Oct-24

Distance

0.04km



**32 THE TROSSACHS FRANKSTON
VIC 3199**

 3  2  2

Sold Price

\$755,000

Sold Date

14-Nov-24

Distance

0.3km



**5 LEFEVRE COURT FRANKSTON
VIC 3199**

 3  2  2

Sold Price

\$810,000

Sold Date

18-Dec-24

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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