## 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

1B Warringa Road, Frankston South Vic 3199

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,200,000		&		\$1,300,0	00		
Median sale p	rice							
Median price	\$1,160,000	Pro	operty Type	Hou	se		Suburb	Frankston South
Period - From	01/04/2024	to	31/03/2025		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.

Add	Address of comparable property		Date of sale
1	6 Gowrie Av FRANKSTON SOUTH 3199	\$1,250	08/02/2025
2	114C Kars St FRANKSTON 3199	\$1,050,000	18/01/2025
3	17 Helen St FRANKSTON 3199	\$1,150,000	21/10/2024

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:

07/04/2025 10:32









**Property Type:** Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2025: \$1,160,000

# **Comparable Properties**

6 Gowrie Av FRANKSTON SOUTH 3199 (REI) 1 4 🏣 3 🛱 2	Agent Comments	
Price: \$1,250 Method: Date: 08/02/2025 Property Type: House		
 114C Kars St FRANKSTON 3199 (REI)	Agent Comments	
Price: \$1,050,000		
Method: Date: 18/01/2025		
Property Type: House		
 17 Helen St FRANKSTON 3199 (REI)	Agent Comments	
i 4 i 3 i 2		
<b>Price:</b> \$1,150,000		
Method: Date: 21/10/2024		
Property Type: House		

#### Account - Fosterfroling Real Estate | P: 03 9781 3366



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