

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

2/10 SASSAFRAS DRIVE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 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

9 ELENYA COURT FRANKSTON VIC 3199	\$590,000	08-Feb-25
2/3 VERMAY AVENUE FRANKSTON VIC 3199	\$615,000	28-Mar-25

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: 16 April 2025

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**9 ELENYA COURT FRANKSTON
VIC 3199** 2  1  -

Sold Price

\$590,000Sold Date **08-Feb-25**

Distance

0.74km**2/3 VERMAY AVENUE FRANKSTON
VIC 3199** 2  1  1

Sold Price

^{RS} **\$615,000** ^{UN}Sold Date **28-Mar-25**

Distance

1.92km**RS** = Recent sale**UN** = Undisclosed Sale

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