

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

2/123 FRANCISCAN 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

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

11 SEAQUESTA COURT FRANKSTON VIC 3199	\$810,000	01-Feb-25
2/15 LARDNER ROAD FRANKSTON VIC 3199	\$800,000	30-Jan-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: 19 March 2025

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**11 SEAQUESTA COURT
FRANKSTON VIC 3199** 4  2  2

Sold Price

^{RS}**\$810,000**

Sold Date

01-Feb-25

Distance

0.71km**2/15 LARDNER ROAD FRANKSTON
VIC 3199** 3  2  -

Sold Price

\$800,000

Sold Date

30-Jan-25

Distance

1.91km**RS** = Recent sale**UN** = Undisclosed Sale

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