

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 SEWELL COURT FRANKSTON SOUTH 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

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

3 SHEARER COURT FRANKSTON SOUTH VIC 3199	\$965,000	16-Oct-24
1 BACCHUS COURT FRANKSTON SOUTH VIC 3199	\$950,000	20-Feb-25
59 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199	\$976,000	30-Nov-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: 12 March 2025

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**3 SHEARER COURT FRANKSTON
SOUTH VIC 3199**
 4  2  2

Sold Price

\$965,000

Sold Date

16-Oct-24

Distance

0.48km

**1 BACCHUS COURT FRANKSTON
SOUTH VIC 3199**
 4  2  2

Sold Price

^{RS} **\$950,000**

Sold Date

20-Feb-25

Distance

0.87km

**59 TOWERHILL ROAD
FRANKSTON SOUTH VIC 3199**
 3  2  2

Sold Price

\$976,000

Sold Date

30-Nov-24

Distance

1.8km
RS = Recent sale

UN = Undisclosed Sale

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