

## 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

9 WOOTEN CLOSE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 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

1 MASLEN CLOSE FRANKSTON VIC 3199	\$780,000	09-Mar-24
138 MCMAHONS ROAD FRANKSTON VIC 3199	\$760,000	05-Jan-25
33 OAKLANDS CRESCENT FRANKSTON VIC 3199	\$760,000	05-Aug-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: 24 February 2025



**1 MASLEN CLOSE FRANKSTON VIC 3199** Sold Price **\$780,000** Sold Date **09-Mar-24**

4 2 1

Distance **0.13km**



**138 MCMAHONS ROAD FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$760,000** Sold Date **05-Jan-25**

4 2 -

Distance **0.3km**



**33 OAKLANDS CRESCENT FRANKSTON VIC 3199** Sold Price **\$760,000** Sold Date **05-Aug-24**

4 2 2

Distance **0.31km**

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

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