

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

1/17 KARS STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/13 KARS STREET FRANKSTON VIC 3199	\$715,000	29-Aug-23
6/1 THE GROVE FRANKSTON SOUTH VIC 3199	\$705,000	12-Sep-23
2/8 ST JOHNS AVENUE FRANKSTON VIC 3199	\$628,100	20-Nov-23

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: 29 November 2023



**2/13 KARS STREET FRANKSTON
 VIC 3199**

 2  1  1

Sold Price

\$715,000

Sold Date **29-Aug-23**

Distance **0.03km**



**6/1 THE GROVE FRANKSTON
 SOUTH VIC 3199**

 2  1  1

Sold Price

\$705,000

Sold Date **12-Sep-23**

Distance **1.62km**



**2/8 ST JOHNS AVENUE
 FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$628,100**

Sold Date **20-Nov-23**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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