

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

1/36A OVERPORT ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2023

to

30 Apr 2024

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

27A TRISTANIA STREET FRANKSTON SOUTH VIC 3199	\$640,000	22-Jan-24
47 OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$640,000	05-Mar-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: 16 May 2024



**27A TRISTANIA STREET
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price **\$640,000** Sold Date **22-Jan-24**

Distance **0.59km**



**47 OVERPORT ROAD FRANKSTON
SOUTH VIC 3199**

 2  1  1

Sold Price Sold Date **05-Mar-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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