

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

1/47 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Jun 2023

to

31 May 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

2/13 KALMIA STREET FRANKSTON VIC 3199	\$635,000	28-Feb-24
27A TRISTANIA STREET FRANKSTON SOUTH VIC 3199	\$640,000	22-Jan-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: 19 June 2024



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

Sold Price

\$635,000

Sold Date

28-Feb-24

 2  1  1

Distance

1.93km



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

Sold Price

\$640,000

Sold Date

22-Jan-24

 2  1  1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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