

## 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

10 GLENBROOK CLOSE FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

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 MERILYN WAY FRANKSTON SOUTH VIC 3199     | \$1,700,000 | 29-Oct-23 |
| 8 ST IVES AVENUE FRANKSTON SOUTH VIC 3199  | \$1,750,000 | 17-Oct-23 |
| 16 PIPER CRESCENT FRANKSTON SOUTH VIC 3199 | \$1,620,000 | 30-Aug-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: 02 November 2023

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**2 MERILYN WAY FRANKSTON  
SOUTH VIC 3199**

4 3 4

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **29-Oct-23**

Distance **0.66km**



**8 ST IVES AVENUE FRANKSTON  
SOUTH VIC 3199**

4 2 2

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **17-Oct-23**

Distance **0.81km**



**16 PIPER CRESCENT FRANKSTON  
SOUTH VIC 3199**

4 2 2

Sold Price <sup>RS</sup> **\$1,620,000** <sup>UN</sup> Sold Date **30-Aug-23**

Distance **2.31km**

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

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