

## 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 INGLIS AVENUE FRANKSTON 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

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

107 KIRKWOOD AVENUE SEAFORD VIC 3198	\$864,000	18-Jul-22
19 FINLAY STREET FRANKSTON VIC 3199	\$835,000	06-Sep-22
322 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$830,000	25-Oct-22

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.~~

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**107 KIRKWOOD AVENUE  
SEAFORD VIC 3198**

 3  1  2

Sold Price **\$864,000** Sold Date **18-Jul-22**

Distance **0.56km**



**19 FINLAY STREET FRANKSTON  
VIC 3199**

 3  1  2

Sold Price **\$835,000** Sold Date **06-Sep-22**

Distance **1.29km**



**322 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$830,000** Sold Date **25-Oct-22**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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