

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

108 Foot Street, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000 & \$1,010,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Frankston South

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

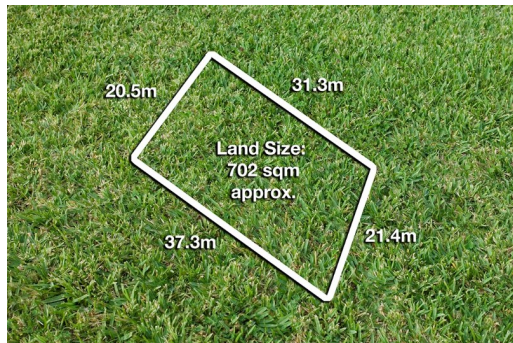
	Address of comparable property	Price	Date of sale
1	2 Buckingham PI FRANKSTON SOUTH 3199	\$996,000	05/02/2024
2	16 Guildford CI FRANKSTON 3199	\$935,000	15/12/2023
3	70 Blaxland Av FRANKSTON SOUTH 3199	\$930,000	18/03/2024

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 six months.~~

This Statement of Information was prepared on:

22/03/2024 11:51



Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,010,000
Median House Price
December quarter 2023: \$1,420,000

Comparable Properties



2 Buckingham PI FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$996,000
Method: Private Sale
Date: 05/02/2024
Property Type: House (Res)
Land Size: 728 sqm approx



16 Guildford CI FRANKSTON 3199 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 803 sqm approx



70 Blaxland Av FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 678 sqm approx

Account - Atria Real Estate