

## 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

126 MCMAHONS ROAD 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

3 BIRKDALE COURT FRANKSTON VIC 3199	\$785,000	25-Aug-23
3 TYNE COURT FRANKSTON VIC 3199	\$785,000	25-Sep-23
4 BLACKHEATH AVENUE FRANKSTON VIC 3199	\$760,500	12-Sep-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: 13 February 2024



**3 BIRKDALE COURT FRANKSTON VIC 3199**

 4  2  2

Sold Price

**\$785,000**

Sold Date **25-Aug-23**

Distance **0.39km**



**3 TYNE COURT FRANKSTON VIC 3199**

 4  2  2

Sold Price

Sold Date **25-Sep-23**

Distance **0.44km**



**4 BLACKHEATH AVENUE FRANKSTON VIC 3199**

 4  2  2

Sold Price

**\$760,500**

Sold Date **12-Sep-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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