## 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 12a Mountain Avenue, Frankston South Vic 3199 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price	\$1,420,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	13 Blake Ct MOUNT ELIZA 3930	\$2,120,000	14/12/2023
2	12 Arundel Ct MOUNT ELIZA 3930	\$2,040,000	28/11/2023
3	90 Mather Rd MOUNT ELIZA 3930	\$1,995,000	12/10/2023

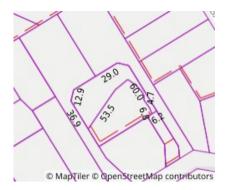
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/02/2024 15:10









Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price December quarter 2023: \$1,420,000

# Comparable Properties



13 Blake Ct MOUNT ELIZA 3930 (REI)

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**6** 2

Price: \$2,120,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 2708 sqm approx Agent Comments



12 Arundel Ct MOUNT ELIZA 3930 (REI/VG)

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Price: \$2,040,000 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 2725 sqm approx

Agent Comments

**Agent Comments** 



90 Mather Rd MOUNT ELIZA 3930 (REI/VG)

**---** 5



Price: \$1,995,000 Method: Private Sale Date: 12/10/2023 Property Type: House Land Size: 2720 sqm approx

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