

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

12a Mountain Avenue, Frankston South Vic 3199

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

 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



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



12 Arundel Ct MOUNT ELIZA 3930 (REI/VG)

Agent Comments



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



90 Mather Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments



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

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