

## 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

141 ROSEDALE GROVE FRANKSTON SOUTH 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2022

to

30 Nov 2023

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

7 MURNDAL COURT FRANKSTON SOUTH VIC 3199	\$950,000	17-Jun-23
11 CORREA GROVE FRANKSTON SOUTH VIC 3199	\$941,500	19-Aug-23
57 ESCARPMENT DRIVE FRANKSTON SOUTH VIC 3199	\$985,000	10-Jul-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: 12 December 2023



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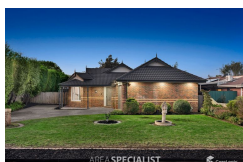


**7 MURNDAL COURT FRANKSTON  
SOUTH VIC 3199**

3 2 4

Sold Price **\$950,000** Sold Date **17-Jun-23**

Distance **0.54km**



**11 CORREA GROVE FRANKSTON  
SOUTH VIC 3199**

4 2 2

Sold Price **\$941,500** Sold Date **19-Aug-23**

Distance **0.92km**



**57 ESCARPMENT DRIVE  
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$985,000** Sold Date **10-Jul-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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