

## 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

15 RONALD AVENUE 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

\$1,550,000

&

\$1,705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2022

to

30 Jun 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

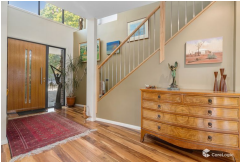
Date of sale

9 BOWES STREET FRANKSTON SOUTH VIC 3199	\$1,600,000	23-May-23
24 THE RIDGE FRANKSTON SOUTH VIC 3199	\$1,525,000	07-Jun-23
16A KARINA STREET FRANKSTON SOUTH VIC 3199	\$1,860,000	25-Feb-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 July 2023



**9 BOWES STREET FRANKSTON SOUTH VIC 3199**

 4  3  2

Sold Price **\$1,600,000** Sold Date **23-May-23**

Distance **0.19km**



**24 THE RIDGE FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **07-Jun-23**

Distance **1.22km**



**16A KARINA STREET FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,860,000** Sold Date **25-Feb-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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