

# 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

170 Kars Street, 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)

Range between \$970,000 & \$1,060,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Frankston South

Period - From 01/04/2023 to 31/03/2024 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	6 Picnic St FRANKSTON SOUTH 3199	\$1,030,000	13/04/2024
2			
3			

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.

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**Rooms:** 9  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$970,000 - \$1,060,000  
**Median House Price**  
Year ending March 2024: \$1,150,000

## Comparable Properties



**6 Picnic St FRANKSTON SOUTH 3199 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx

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.

**Account - Marshall White | P: 03 9822 9999**