

## 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

181 HEATHERHILL ROAD FRANKSTON 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 2024

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

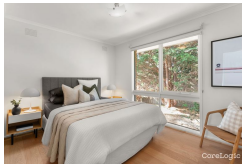
Date of sale

8 FURNEAUX COURT FRANKSTON VIC 3199	\$780,000	11-May-24
17 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$750,000	25-May-24
3 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$765,000	30-Jan-24

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: 03 July 2024



## 8 FURNEAUX COURT FRANKSTON VIC 3199

3 1 2

Sold Price

<sup>RS</sup> \$780,000

Sold Date

11-May-24

Distance

0.8km



## 17 RAPHAEL CRESCENT FRANKSTON VIC 3199

3 1 2

Sold Price

<sup>RS</sup> \$750,000

Sold Date

25-May-24

Distance

0.87km



## 3 RAPHAEL CRESCENT FRANKSTON VIC 3199

3 1 2

Sold Price

\$765,000

Sold Date

30-Jan-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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