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

19 AUGUSTA CRESCENT FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$690,000	&	\$759,000
3	between	, ,		·,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$505,000	Prop	erty type	type Unit		Suburb	Frankston
Period-from	01 May 2023	to	30 Apr 2	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.

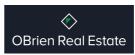
Address of comparable property	Price	Date of sale
202/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	06-Feb-24
1/11 STEPHEN STREET SEAFORD VIC 3198	\$783,000	19-Mar-24
2/2 JARRAH COURT FRANKSTON NORTH VIC 3200	\$735,000	14-Feb-24

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: 15 May 2024





Rebecca Bassett

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202/212 NEPEAN HIGHWAY **SEAFORD VIC 3198**

₾ 1

₩ 3

Sold Price

\$800,000 Sold Date 06-Feb-24

Distance

1.81km



1/11 STEPHEN STREET SEAFORD **VIC 3198**

\$ 2

⇔ 2

Sold Price

** \$783,000 Sold Date 19-Mar-24

Distance

1.64km



2/2 JARRAH COURT FRANKSTON Sold Price

\$735,000 Sold Date 14-Feb-24

Distance

1.17km

NORTH VIC 3200

4

₩ 3

⇔ 2

RS = Recent sale

UN = Undisclosed Sale

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