

# 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 Rosedale Grove, Frankston South, VIC 3199
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$2,200,000
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 & 

\$2,400,000
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### Median sale price

Median price 

\$ 1,175,000
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 Property type 

House
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 Suburb 

Frankston South
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Period - From 

24/01/2023
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 to 

23/01/2024
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 Source 

pdol
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### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	58 Maberley Cr, Frankston South Vic	2,140,000	13/08/2023
2	5 Manchelle Cl, Frankston South Vic	2,155,000	26/10/2023
3	156 Moorooduc Hwy, Mount Eliza Vic	2,175,000	11/12/2023

This Statement of Information was prepared on: 

24/01/2024
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