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

195-197 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH 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	\$1,250,000	&	\$1,375,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,150,000	Prop	erty type	House		Suburb	Frankston South
Period-from	01 Oct 2022	to	30 Sep 2	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.

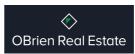
Address of comparable property	Price	Date of sale
10 LAUREN COURT FRANKSTON SOUTH VIC 3199	\$1,320,000	24-Aug-18
4 LAUREN COURT FRANKSTON SOUTH VIC 3199	\$1,535,000	04-Sep-23
62 BARTLETT STREET FRANKSTON SOUTH VIC 3199	\$1,200,000	19-Jan-23

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 October 2023





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10 LAUREN COURT FRANKSTON SOUTH VIC 3199

Sold Price

\$1,320,000 Sold Date 24-Aug-18

Distance 1.17km



4 LAUREN COURT FRANKSTON SOUTH VIC 3199

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₾ 2

Sold Price

** \$1,535,000 Sold Date 04-Sep-23

Distance 1.21km



62 BARTLETT STREET FRANKSTON SOUTH VIC 3199

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Sold Price

\$1,200,000 Sold Date 19-Jan-23

Distance 0.91km

RS = Recent sale

UN = Undisclosed Sale

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