

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 2/3 Palmerston Crescent, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Frankston South

Period - From 15/01/2023 to 14/01/2024 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	36a Grange Rd FRANKSTON SOUTH 3199	\$877,000	01/11/2023
2	1/5 Diosma Ct FRANKSTON SOUTH 3199	\$792,500	08/12/2023
3	3/10 Argyle St FRANKSTON 3199	\$750,000	25/09/2023

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.~~

This Statement of Information was prepared on: 15/01/2024 14:07



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Rooms: 5
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median Unit Price
 15/01/2023 - 14/01/2024: \$722,500

Comparable Properties



36a Grange Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments

3 2 1

Price: \$877,000
Method: Private Sale
Date: 01/11/2023
Property Type: Villa



1/5 Diosma Ct FRANKSTON SOUTH 3199 (REI) **Agent Comments**

3 2 2

Price: \$792,500
Method: Private Sale
Date: 08/12/2023
Property Type: Unit
Land Size: 333 sqm approx



3/10 Argyle St FRANKSTON 3199 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 25/09/2023
Property Type: Unit
Land Size: 246 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017