### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	2/3 Palmerston Crescent, Frankston South Vic 3199
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$720,000	&	\$790,000
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#### Median sale price

Median price	\$722,500	Pro	perty Type	Jnit		Suburb	Frankston South
Period - From	15/01/2023	to	14/01/2024	S	ource	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

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



Date of sale







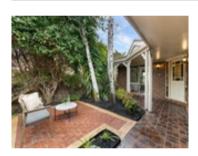
Rooms: 5

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)

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**4** 1

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



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

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**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)

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**6** 

**Agent Comments** 

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



