

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

2/35 SUMMIT ROAD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 2/33 GENISTA STREET FRANKSTON SOUTH VIC 3199 | \$840,000 | 21-Nov-23 |
| 3/45 KARS STREET FRANKSTON VIC 3199 | \$820,000 | 10-Nov-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: 27 March 2024



**2/33 GENISTA STREET
FRANKSTON SOUTH VIC 3199**

 3  2  1

Sold Price

^{RS} **\$840,000**

Sold Date

21-Nov-23

Distance

0.84km



**3/45 KARS STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price

\$820,000

Sold Date

10-Nov-23

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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