

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 PANMURE STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

1 PANMURE STREET FRANKSTON VIC 3199	\$765,000	12-Mar-24
5 LALEHAM COURT FRANKSTON VIC 3199	\$787,500	10-May-24
23 GRIMWADE CRESCENT FRANKSTON VIC 3199	\$800,000	13-Mar-24

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: 25 June 2024

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**1 PANMURE STREET FRANKSTON
 VIC 3199**

 4  2  1

Sold Price **\$765,000** Sold Date **12-Mar-24**

Distance **0.04km**



**5 LALEHAM COURT FRANKSTON
 VIC 3199**

 4  2  1

Sold Price ^{RS} **\$787,500** Sold Date **10-May-24**

Distance **0.51km**



**23 GRIMWADE CRESCENT
 FRANKSTON VIC 3199**

 3  2  -

Sold Price **\$800,000** Sold Date **13-Mar-24**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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