

## 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

21 IDON AVENUE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$984,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2023

to

31 Jan 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

3 AMBERLEY CRESCENT FRANKSTON SOUTH VIC 3199	\$975,000	02-Feb-24
7 DENBIGH STREET FRANKSTON VIC 3199	\$960,000	08-Aug-23
7 STRADBROKE AVENUE FRANKSTON SOUTH VIC 3199	\$895,000	14-Oct-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: 17 February 2024

**3 AMBERLEY CRESCENT  
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$975,000** Sold Date **02-Feb-24**Distance **0.12km****7 DENBIGH STREET FRANKSTON  
VIC 3199**

3 1 2

Sold Price **\$960,000** Sold Date **08-Aug-23**Distance **1.34km****7 STRADBROKE AVENUE  
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price **\$895,000** Sold Date **14-Oct-23**Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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