

# 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

23 Escabon Grove, Frankston, VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$715,000

### Median sale price

Median price

\$720,000

Property Type

House

Suburb

Frankston (3199)

Period - From

01/02/2023

to

31/01/2024

Source

Corelogic

### Comparable property sales

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

75 LUCERNE CRESCENT, FRANKSTON VIC 3199

\$690,000

14/01/2024

2 ALONZO COURT, FRANKSTON VIC 3199

\$705,000

30/08/2023

18 BELAR AVENUE, FRANKSTON VIC 3199

\$710,000

08/12/2023

This Statement of Information was prepared on: 06/02/2024