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

26 WATSON STREET FRANKSTON SOUTH 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
Single Frice	between	φουσ,σου	α	φοου,υυυ

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,150,000	Prop	erty type	type House		Suburb	Frankston South
Period-from	01 Feb 2023	to	31 Jan 2	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.

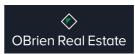
Address of comparable property	Price	Date of sale
5 FULHAM CLOSE FRANKSTON SOUTH VIC 3199	\$790,000	22-Dec-23
9 BANOOL COURT FRANKSTON SOUTH VIC 3199	\$850,000	26-Aug-23
19 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	\$855,000	28-Sep-23

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: 15 February 2024





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5 FULHAM CLOSE FRANKSTON SOUTH VIC 3199

₾ 1 € 3 Sold Price

RS \$790,000 Sold Date 22-Dec-23

Distance 0.31km



9 BANOOL COURT FRANKSTON SOUTH VIC 3199

■ 3 ₾ 1 Sold Price

\$850,000 Sold Date 26-Aug-23

Distance 0.39km



19 BAILEYANA STREET FRANKSTON SOUTH VIC 3199

■ 3

₽ 1

\$1

Sold Price

\$855,000 Sold Date **28-Sep-23**

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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