## 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

266 SKYE 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	\$650,000	&	\$700,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type	y type House		Suburb	Frankston
Period-from	01 Jun 2023	to	31 May 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.

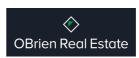
Address of comparable property	Price	Date of sale
26 BELAR AVENUE FRANKSTON VIC 3199	649500	26-Mar-24
9 DRUM CLOSE FRANKSTON VIC 3199	735000	24-Jan-24
4 DEVON COURT FRANKSTON VIC 3199	661000	21-Mar-24

#### 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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26 BELAR AVENUE FRANKSTON VIC 3199

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**=** 3

Sold Price

649500 Sold Date 26-Mar-24

0.77km Distance

9 DRUM CLOSE FRANKSTON VIC 3199

\$ 2

Sold Price

735000 Sold Date 24-Jan-24

Distance 1km



4 DEVON COURT FRANKSTON VIC Sold Price 3199

661000 Sold Date 21-Mar-24

**■** 3 ₾ 1 ⇔ 2

₽ 1

Distance

0.4km

**RS** = Recent sale

UN = Undisclosed Sale

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