

## 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

2A FENTON CRESCENT 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

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 2023

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

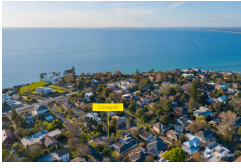
Date of sale

5 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$1,725,000	29-Sep-23
26 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$1,700,000	15-Aug-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 January 2024



**5 GRANGE ROAD FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **29-Sep-23**

Distance **0.56km**



**26 GRANGE ROAD FRANKSTON  
SOUTH VIC 3199**

 5  2  2

Sold Price **\$1,700,000** Sold Date **15-Aug-23**

Distance **0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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