

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

3/76 SYCAMORE ROAD 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

\$709,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2022

to

30 Jun 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

39 SUMMIT ROAD FRANKSTON VIC 3199	\$757,000	16-May-23
17 SUMMIT ROAD FRANKSTON VIC 3199	\$752,000	21-Jan-23
1 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199	\$710,000	07-Feb-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 July 2023



39 SUMMIT ROAD FRANKSTON VIC 3199 Sold Price

\$757,000 Sold Date **16-May-23**

3 1 2

Distance **0.93km**



17 SUMMIT ROAD FRANKSTON VIC 3199 Sold Price

\$752,000 Sold Date **21-Jan-23**

3 1 2

Distance **1.03km**



1 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199 Sold Price

\$710,000 Sold Date **07-Feb-23**

3 1 2

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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