

# PROPERTY PRICE STATEMENT

32 VIOLET STREET, FRANKSTON SOUTH, VIC 3199

PREPARED BY JOHN MERCHAN, IMPACT REALTY GROUP, PHONE: 0434 114 280

## PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



**32 VIOLET STREET, FRANKSTON SOUTH,**  **4**  **2**  **2**

### Indicative Selling Price

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

**Price Range:** **\$1,350,000 to \$1,485,000**

Provided by: John Merchan, Impact Realty Group

## MEDIAN SALE PRICE

**Seller's Reserve Price:** **N/A**



**FRANKSTON SOUTH, VIC, 3199**

**Suburb Median Sale Price (House)**

**\$1,220,000**

01 April 2026 to 30 September 2026

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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 six months.

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

05/10/2026

### Property offered for sale

|                                             |                                             |
|---------------------------------------------|---------------------------------------------|
| Address<br>Including suburb and<br>postcode | 32 VIOLET STREET, FRANKSTON SOUTH, VIC 3199 |
|---------------------------------------------|---------------------------------------------|

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space<br>(in m <sup>2</sup> ) | Total land size (in<br>m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|----------------------------------------------|-----------------------------------------|
| HOUSE         | 4             | 2              | 2               | 190.45m2 approx                              | 623m <sup>2</sup>                       |

### Indicative selling price

For the meaning of indicative selling price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

|              |  |
|--------------|--|
| Single price |  |
|--------------|--|

or

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,350,000 | & | \$1,485,000 |
|---------------|-------------|---|-------------|

### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

|                        |     |
|------------------------|-----|
| Seller's reserve price | N/A |
|------------------------|-----|

### Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

|              |             |               |            |        |                                                                                       |
|--------------|-------------|---------------|------------|--------|---------------------------------------------------------------------------------------|
| Median price | \$1,220,000 | Property type | HOUSE      | Suburb | FRANKSTON SOUTH                                                                       |
| Period: from | 01/04/2026  | to            | 30/09/2026 | Source |  |

### Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

#### Comparable property 1

| Address       |               |                |                 | Sale price                   | Date of sale            |
|---------------|---------------|----------------|-----------------|------------------------------|-------------------------|
| N/A           |               |                |                 | N/A                          | N/A                     |
| Key features  |               |                |                 |                              |                         |
| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
| N/A           | N/A           | N/A            | N/A             | N/A                          | N/A                     |

### Comparable property 2

| Address       |               |                |                 | Sale price                   | Date of sale            |
|---------------|---------------|----------------|-----------------|------------------------------|-------------------------|
| N/A           |               |                |                 | N/A                          | N/A                     |
| Key features  |               |                |                 |                              |                         |
| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
| N/A           | N/A           | N/A            | N/A             | N/A                          | N/A                     |

### Comparable property 3

| Address       |               |                |                 | Sale price                   | Date of sale            |
|---------------|---------------|----------------|-----------------|------------------------------|-------------------------|
| N/A           |               |                |                 | N/A                          | N/A                     |
| Key features  |               |                |                 |                              |                         |
| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
| N/A           | N/A           | N/A            | N/A             | N/A                          | N/A                     |

### Reason there are fewer than three comparable properties

- ☒ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold within the relevant period:

N/A

Due to the style and design of the home and improvements there is no comparable sales within the timeframe set

### Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| Sale price              |  |
|-------------------------|--|
| Unconditional sale date |  |