

## 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

36A GRANGE ROAD 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

\$830,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Sep 2022

to

31 Aug 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

2/19 DENBIGH STREET FRANKSTON VIC 3199	\$837,000	08-Jun-23
3/10 POINCIANA STREET FRANKSTON SOUTH VIC 3199	\$870,000	22-Mar-23
1/141 KARS STREET FRANKSTON SOUTH VIC 3199	\$834,000	08-May-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: 09 September 2023



**2/19 DENBIGH STREET  
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$837,000** Sold Date **08-Jun-23**

Distance **1.37km**



**3/10 POINCIANA STREET  
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$870,000** Sold Date **22-Mar-23**

Distance **1.58km**



**1/141 KARS STREET FRANKSTON  
SOUTH VIC 3199**

 3  2  2

Sold Price **\$834,000** Sold Date **08-May-23**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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