

## 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

45 GENISTA STREET 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2023

to

29 Feb 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

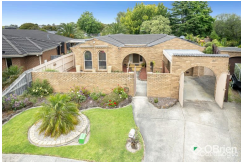
12 FULHAM CLOSE FRANKSTON SOUTH VIC 3199	\$908,000	01-Mar-24
2 CORNBOROUGH COURT FRANKSTON SOUTH VIC 3199	\$800,000	18-Feb-24

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: 13 March 2024

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**12 FULHAM CLOSE FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price

<sup>RS</sup> **\$908,000**

Sold Date **01-Mar-24**

Distance **0.13km**



**2 CORNBOROUGH COURT FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **18-Feb-24**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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