

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

45 MENZIES CLOSE, FRANKSTON SOUTH 3199

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$2,400,000

&

\$2,550,000

Median sale price

Median Price

\$1,050,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2023

to

30 May 2024

Source

Corelogic

Comparable property sales

These are the 4 properties sold within 3 kilometers of 45 Menzies Close, Frankston South in the last 15 months that the estate agent considers to be most comparable to the property for sale.



**30 CLIFF ROAD
FRANKSTON 3199**

4 2 2

Sold Price

\$2,410,000

Sold Date

28-May-24

Distance

0.77km



**9 HOPES RISE
FRANKSTON SOUTH 3199**

3 2 4

Sold Price

\$2,300,000

Sold Date

23-Mar-23

Distance

0.06km



**76 GOULD STREET
FRANKSTON 3199**

6 3 2

Sold Price

\$2,250,000

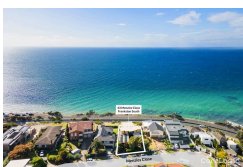
Sold Date

01-Apr-23

Distance

2.65km

Subdivided block



**43 MENZIES CLOSE
FRANKSTON SOUTH 3199**

5 3 2

Sold Price

\$2,200,000

Sold Date

21-Dec-23

Distance

0.02km