

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

5/102 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

or range
between

\$715,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2023

to

30 Apr 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

2/28 HOADLEY AVENUE FRANKSTON SOUTH VIC 3199	\$765,000	14-Feb-24
1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$792,500	08-Dec-23
3/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$795,000	29-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: 23 May 2024



**2/28 HOADLEY AVENUE
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$765,000** Sold Date **14-Feb-24**

Distance **1.17km**



**1/5 DIOSMA COURT FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price **\$792,500** Sold Date **08-Dec-23**

Distance **0.2km**



**3/5 DIOSMA COURT FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price ^{RS} **\$795,000** Sold Date **29-Feb-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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