

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 ABRAM COURT 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

\$980,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2023

to

31 May 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 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199	\$996,000	05-Feb-24
195-197 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$1,180,000	08-Apr-24
9 RALEON AVENUE FRANKSTON SOUTH VIC 3199	\$1,032,000	14-May-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: 11 June 2024

Monique Toribio

M 09177232308

E marketing@fosterfroling.com.au



**2 BUCKINGHAM PLACE
FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$996,000** Sold Date **05-Feb-24**

Distance **1.47km**



**195-197 FRANKSTON-FLINDERS
ROAD FRANKSTON SOUTH VIC
3199**

 4  2  2

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **08-Apr-24**

Distance **1.46km**



**9 RALEON AVENUE FRANKSTON
SOUTH VIC 3199**

 4  2  2

Sold Price ^{RS} **\$1,032,000** Sold Date **14-May-24**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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