

## 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 GULLS WAY 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

\$2,400,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2022

to

30 Sep 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

3 MANN ROAD MOUNT ELIZA VIC 3930	\$2,530,000	23-May-23
17B GILLARDS ROAD MOUNT ELIZA VIC 3930	\$2,420,000	03-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: 02 October 2023

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## 3 MANN ROAD MOUNT ELIZA VIC 3930

 5  2  3

Sold Price

**\$2,530,000**

Sold Date **23-May-23**

Distance

**0.63km**



## 17B GILLARDS ROAD MOUNT ELIZA VIC 3930

 4  2  2

Sold Price

**\$2,420,000**

Sold Date **03-May-23**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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