

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 HEATHERHILL ROAD FRANKSTON 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

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

4 BANYAN DRIVE FRANKSTON VIC 3199	\$631,100	29-Feb-24
12 YARRABEE COURT FRANKSTON VIC 3199	\$600,000	01-Jun-24
109 BEACH STREET FRANKSTON VIC 3199	\$795,000	07-Jan-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: 05 June 2024



4 BANYAN DRIVE FRANKSTON VIC 3199 Sold Price **\$631,100** Sold Date **29-Feb-24**

3 1 1

Distance **1.87km**



12 YARRABEE COURT FRANKSTON VIC 3199 Sold Price ^{RS} **\$600,000** Sold Date **01-Jun-24**

3 1 1

Distance **1.53km**



109 BEACH STREET FRANKSTON VIC 3199 Sold Price **\$795,000** Sold Date **07-Jan-24**

3 1 1

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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